HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

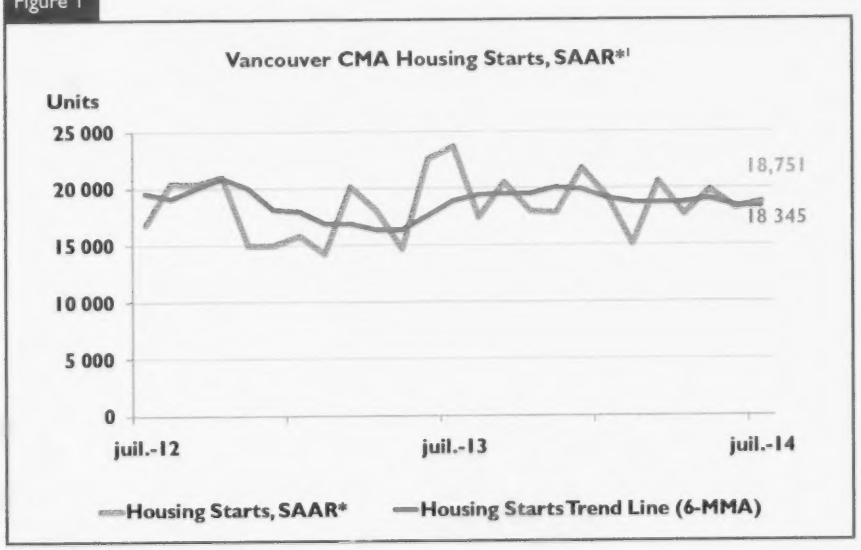
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2014

Highlights

- Housing starts in the Vancouver CMA trended lower in July 2014 compared to last month;
- The number of completed and unabsorbed units in the Vancouver CMA area decreased while the number of homes under construction increased; and
- The trend measures for housing starts in the Abbotsford-Mission CMA tracked higher in July at 563 units compared to 522 units in June 2014.

Figure 1



* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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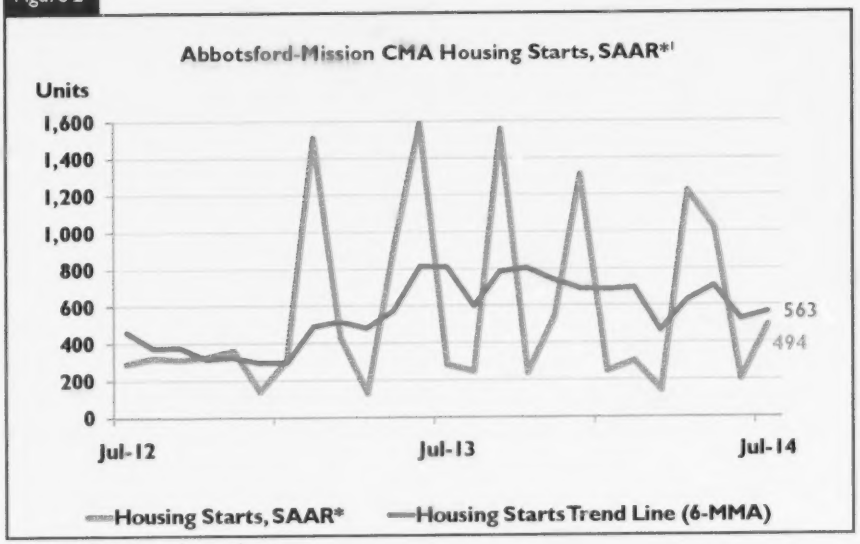
Housing Market Overview

Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 18,345 units in July 2014 compared to 18,420 in June 2014 (Table 1). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)1 of housing starts.

Actual year-to-date housing starts totalled to 10,713 in July 2014, 32 units higher compared to July last year. More than three-quarters of these starts were driven by multiple-family units, 65 per cent of which were in the cities of Vancouver, Richmond, Surrey and Coquitlam. At 24,052, the number of units under construction was up by 1,055 compared with last year.

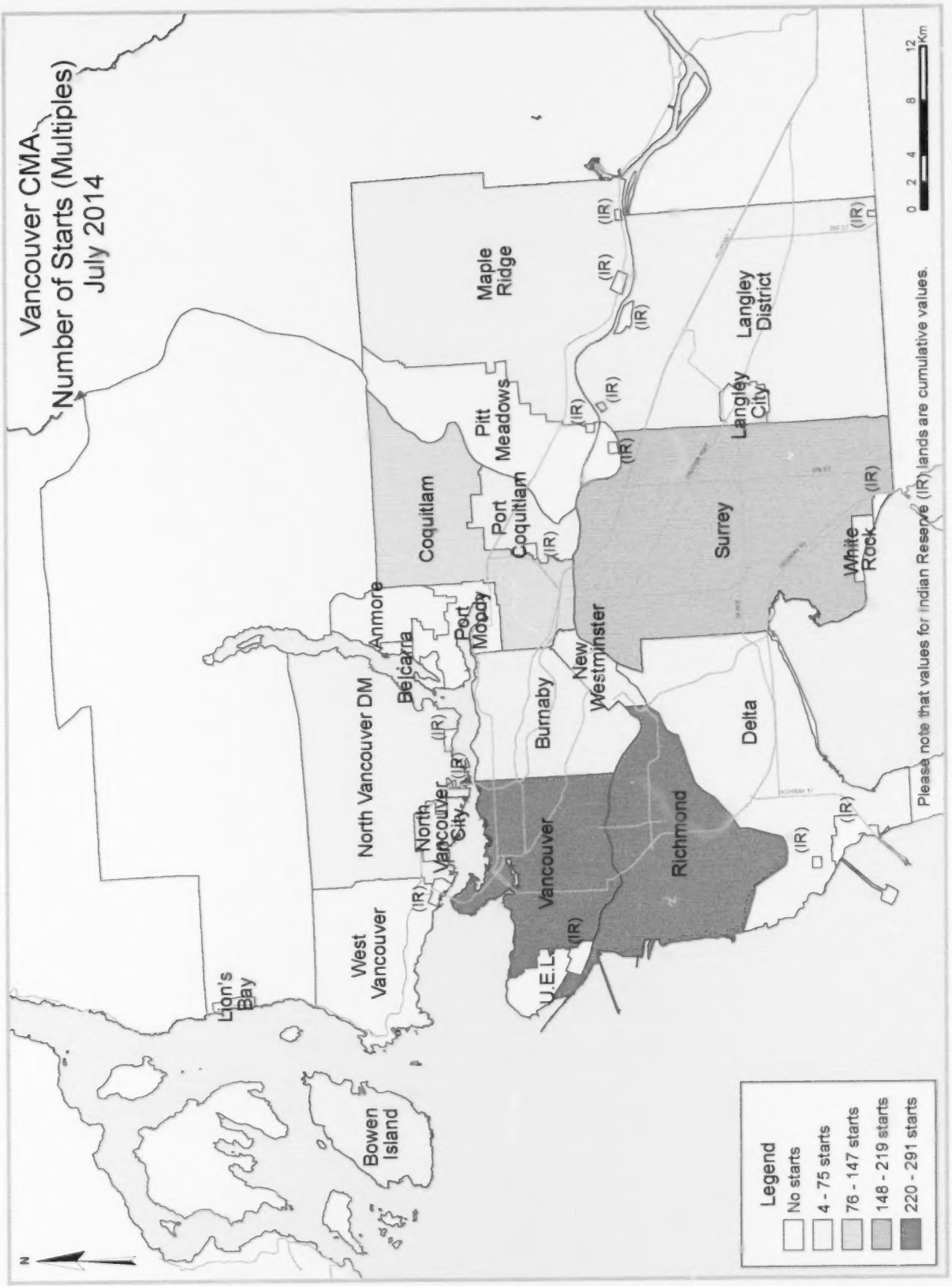
Despite the increase in starts and units under construction, the current available supply of homes is slightly lower than it was last year due to fewer completions and stronger sales of new homes. At 9,865, the year-to-date number of completed units is 6.8 per cent below last year's number. Meanwhile, the number of completed and unabsorbed units has been on a constant decline since November 2013 and currently sits at 3,297, 22.6 per cent lower than it was during the first seven months of last year. In parallel, the number of absorbed units (new home sales) has also been increasing for the past three months to stand at 9,166 so far this year, 6.5 per cent higher than the year-to-date number in 2013.

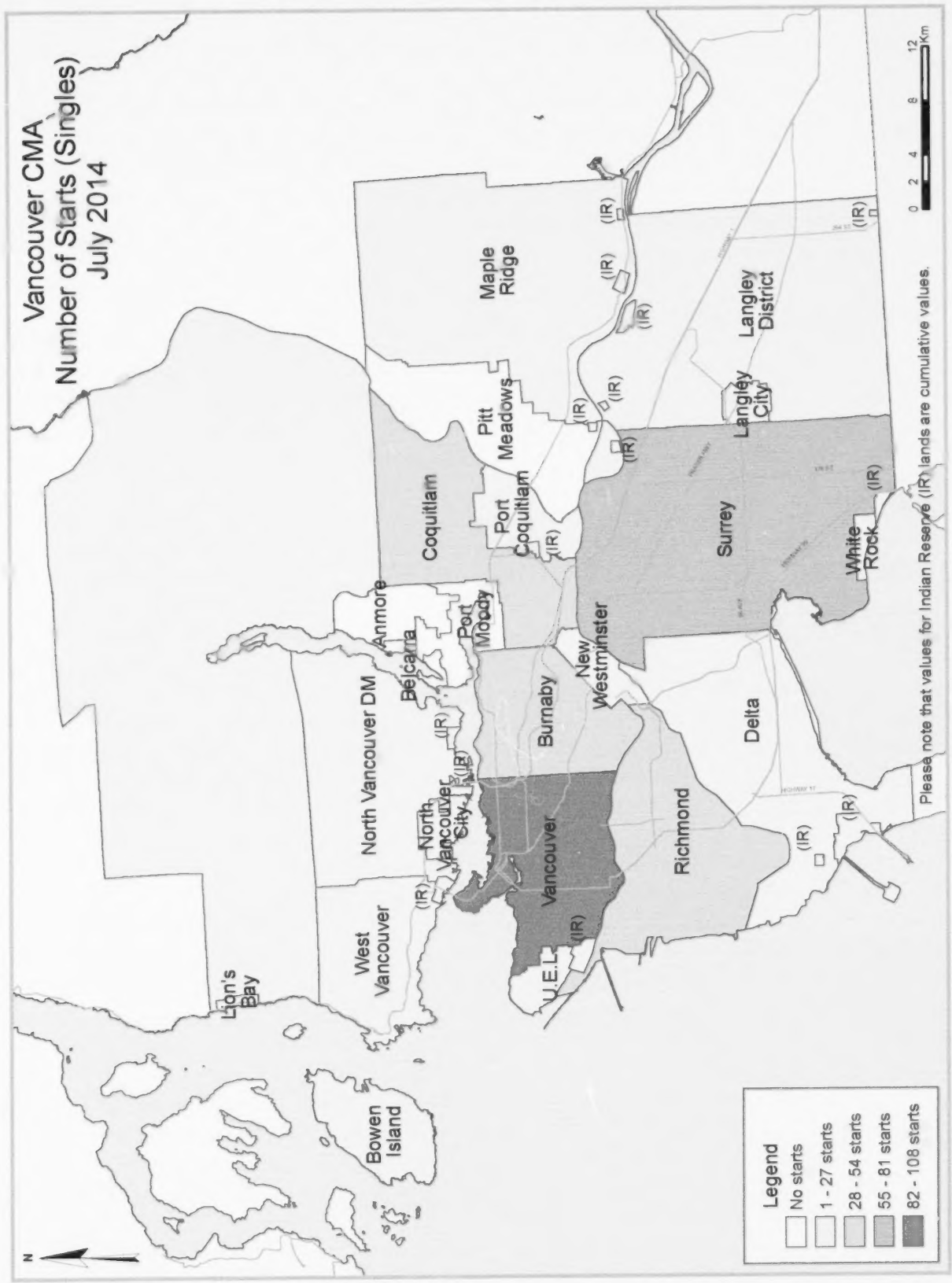
Figure 2

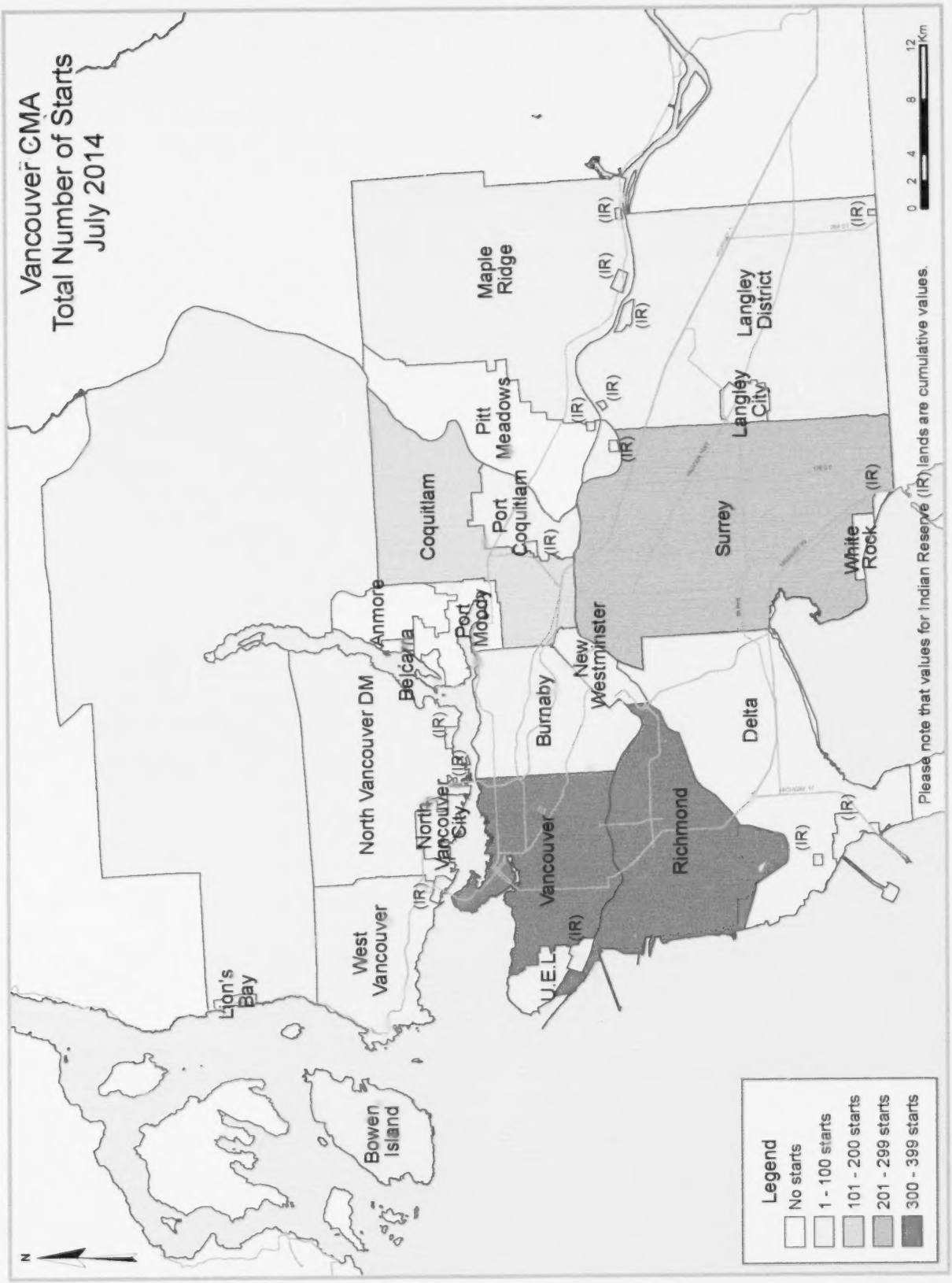


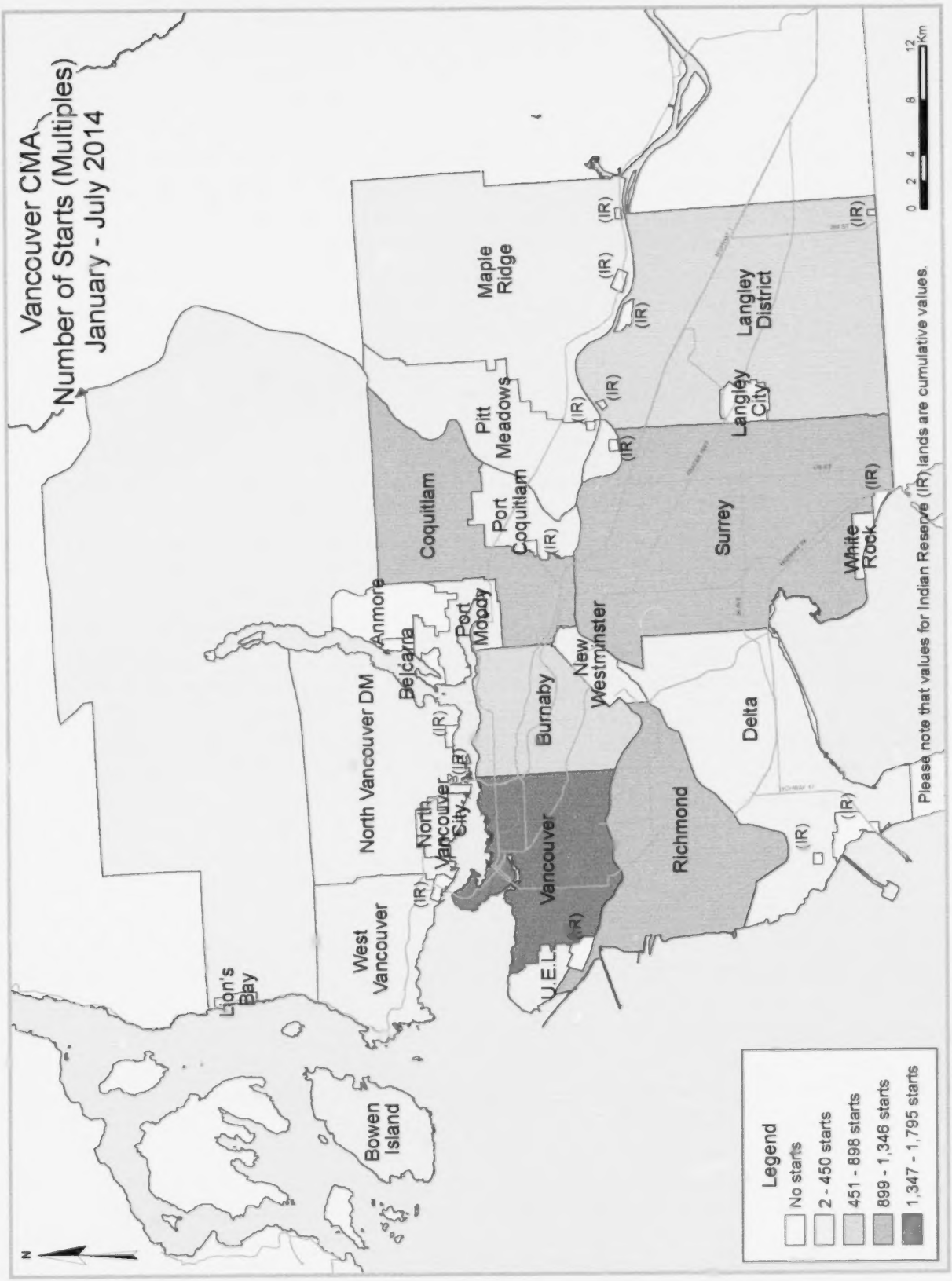
* Seasonally adjusted annual rate
Source: CMHC

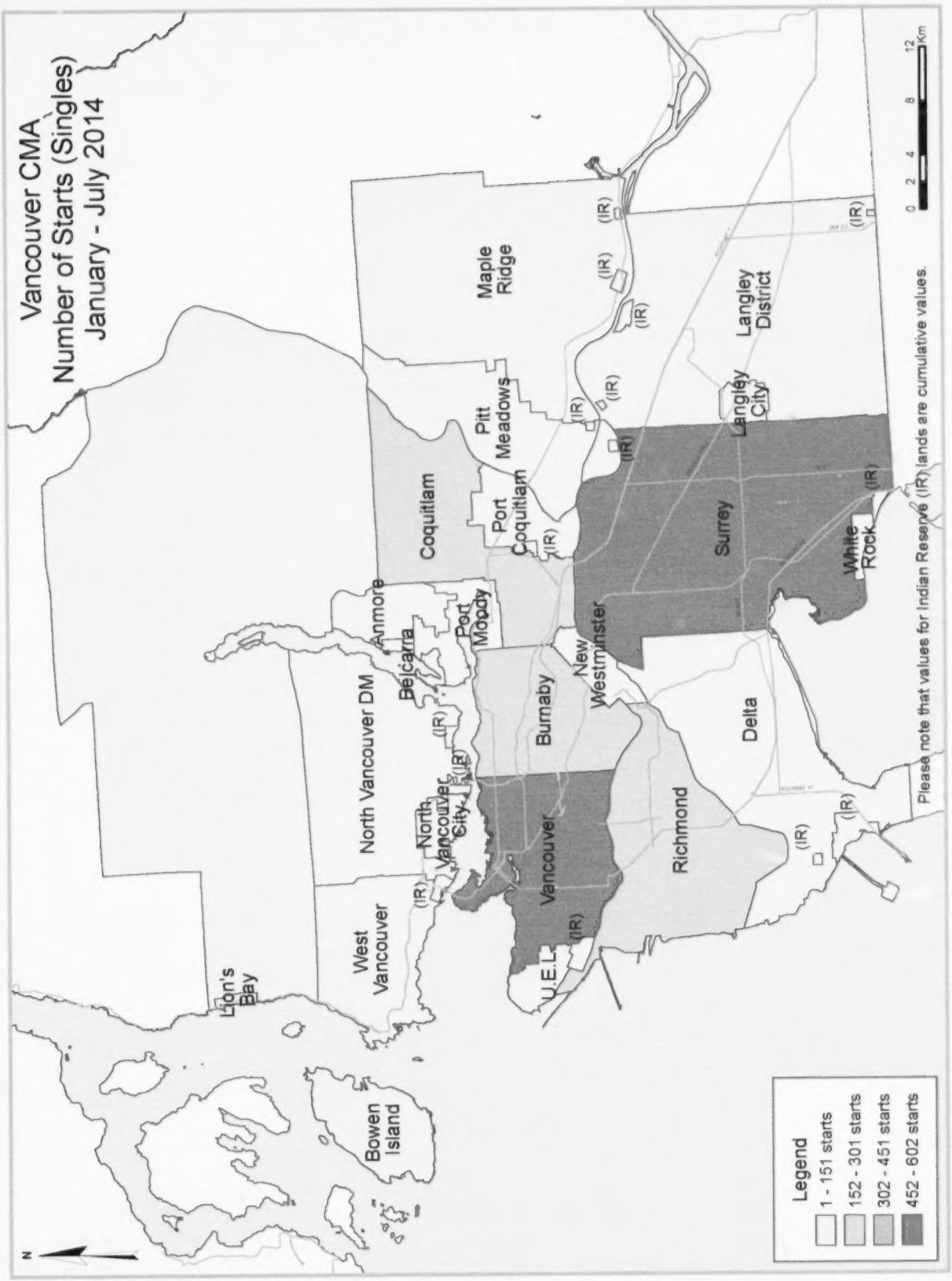
In the Abbotsford-Mission CMA, housing starts were trending at 563 units in July 2014, compared to 522 units in June. Actual year-to-date housing starts totalled 303, 40 per cent of which were single-detached housing units. Although total year-to-date starts are 28.9 per cent lower than they were last year, completions (409 units) were more than double the number in 2013.

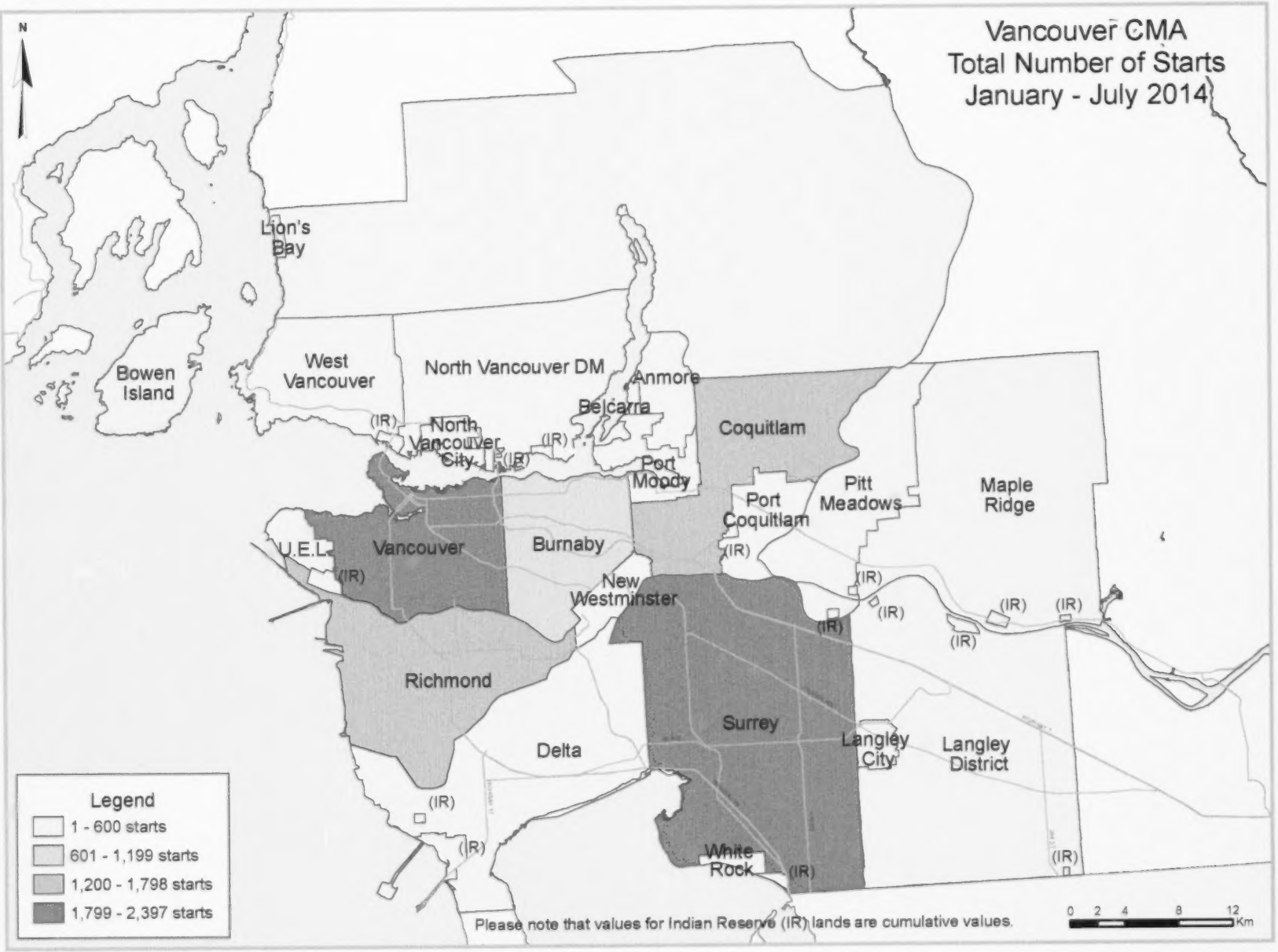

Vancouver CMA
Number of Starts (Multiples)
July 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
4 - 75 starts
76 - 147 starts
148 - 219 starts
220 - 291 starts


Vancouver CMA
Number of Starts (Singles)
July 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 27 starts
28 - 54 starts
55 - 81 starts
82 - 108 starts
N
0 2 4 8 12 Km

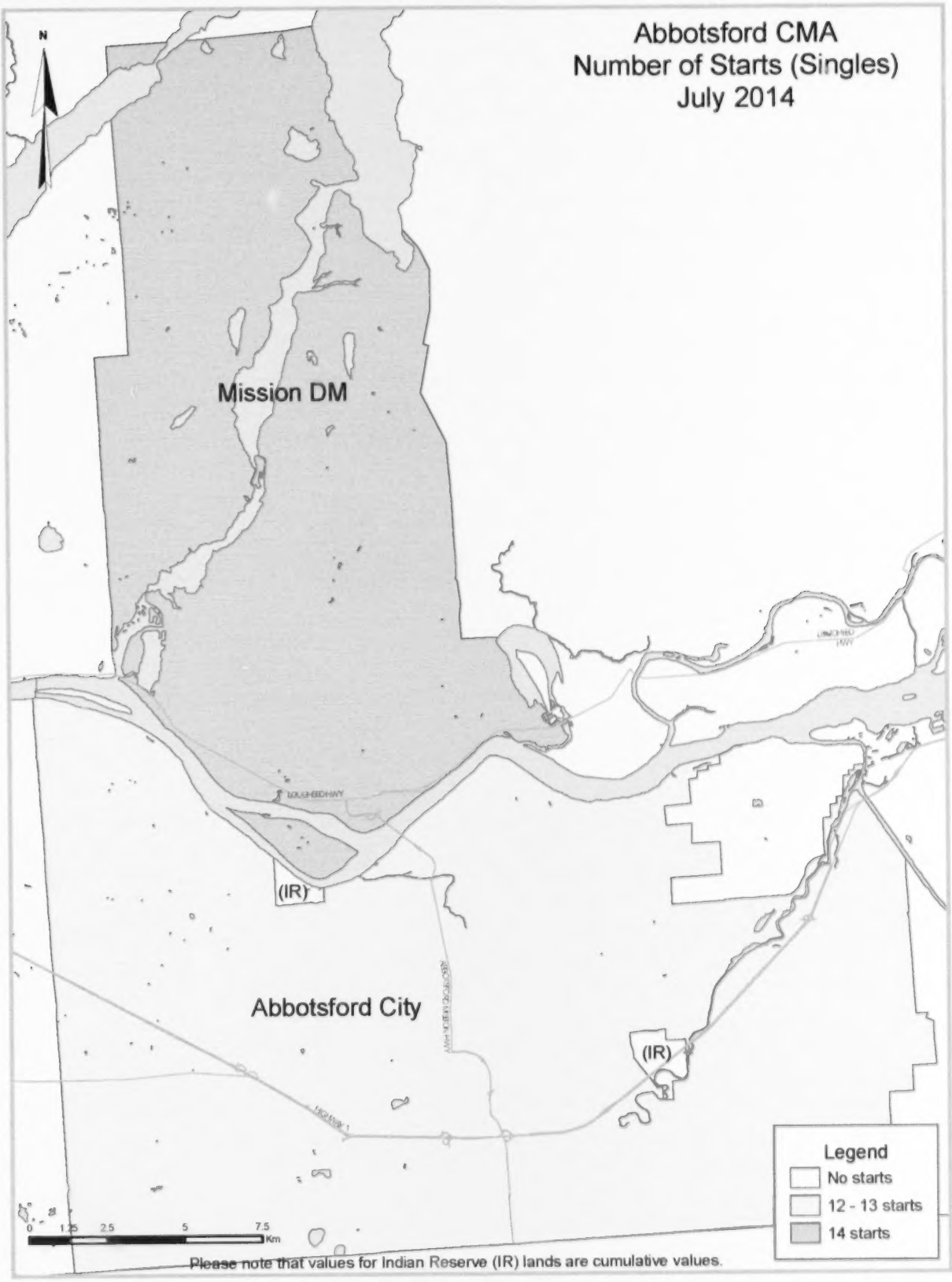

Vancouver CMA
Total Number of Starts
July 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
Delta
North Vancouver DM
North Vancouver City
Vancouver
Richmond
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
0 2 4 8 12 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 100 starts
101 - 200 starts
201 - 299 starts
300 - 399 starts
N

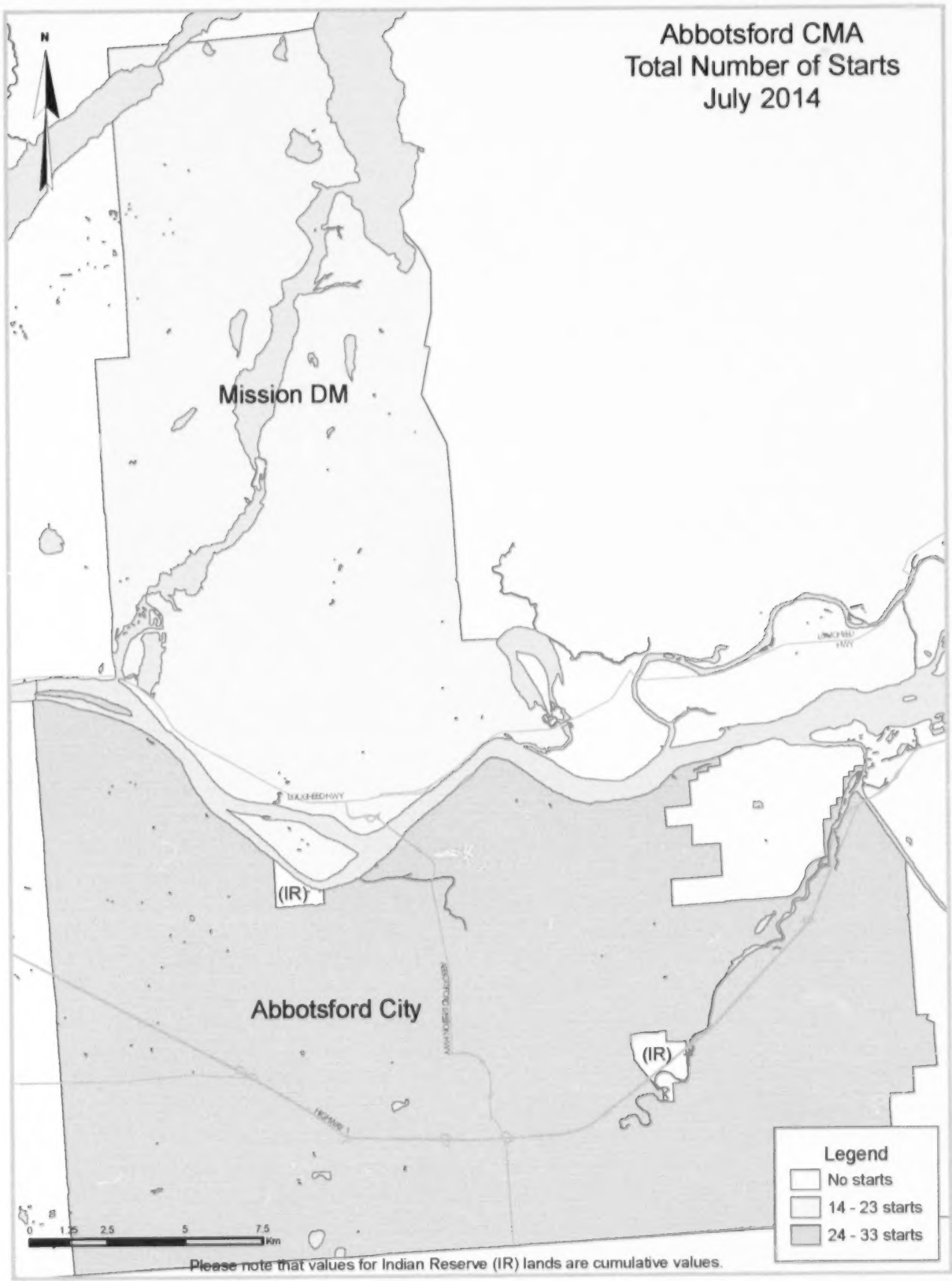

Vancouver CMA
Number of Starts (Multiples)
January - July 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
2 - 450 starts
451 - 898 starts
899 - 1,346 starts
1,347 - 1,795 starts

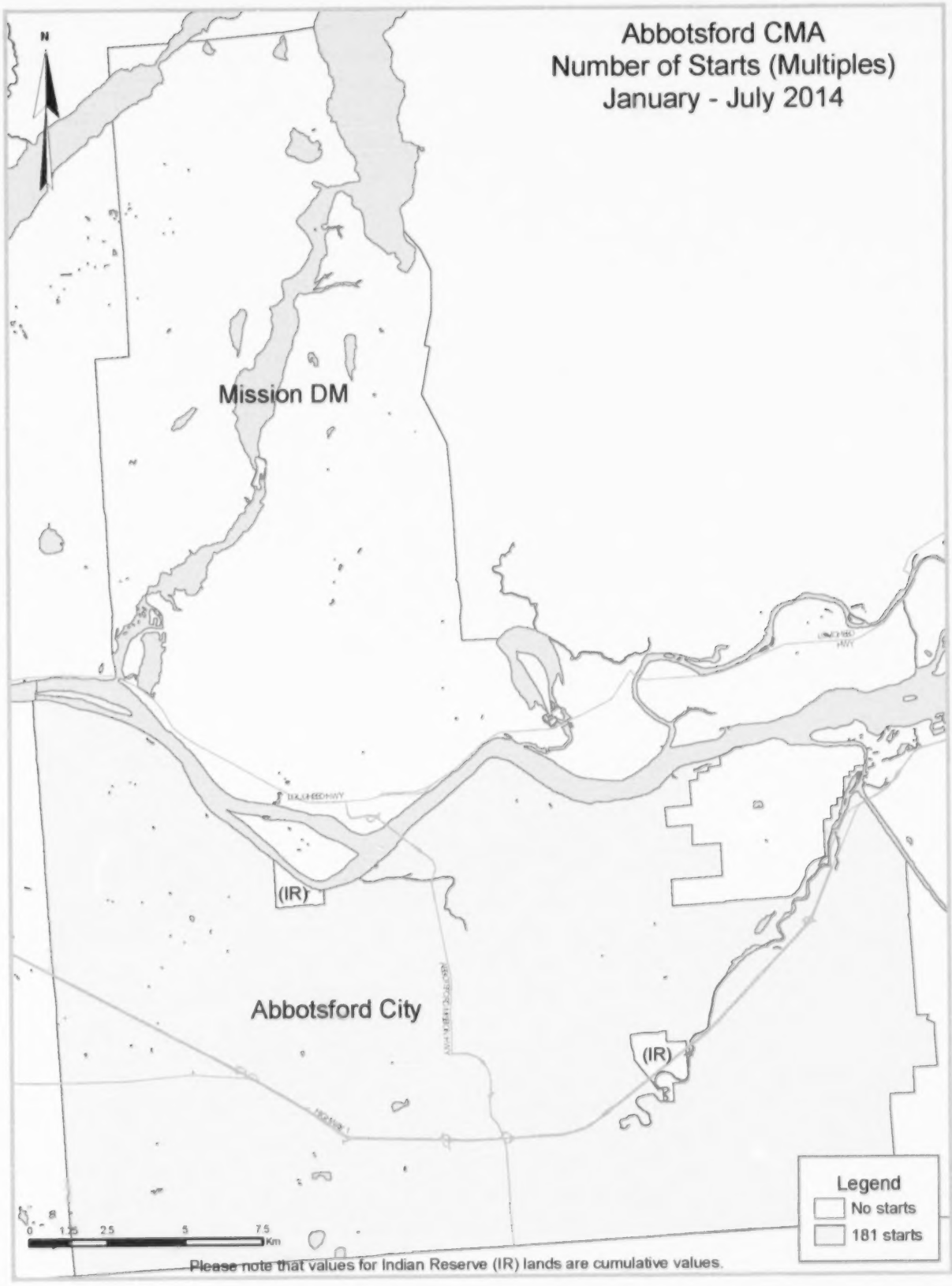

Vancouver CMA
Number of Starts (Singles)
January - July 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
Surrey
White Rock
Langley City
Langley District
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Vancouver
U.E.L.
Richmond
Delta
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
1 - 151 starts
152 - 301 starts
302 - 451 starts
452 - 602 starts
N
0 2 4 8 12 Km

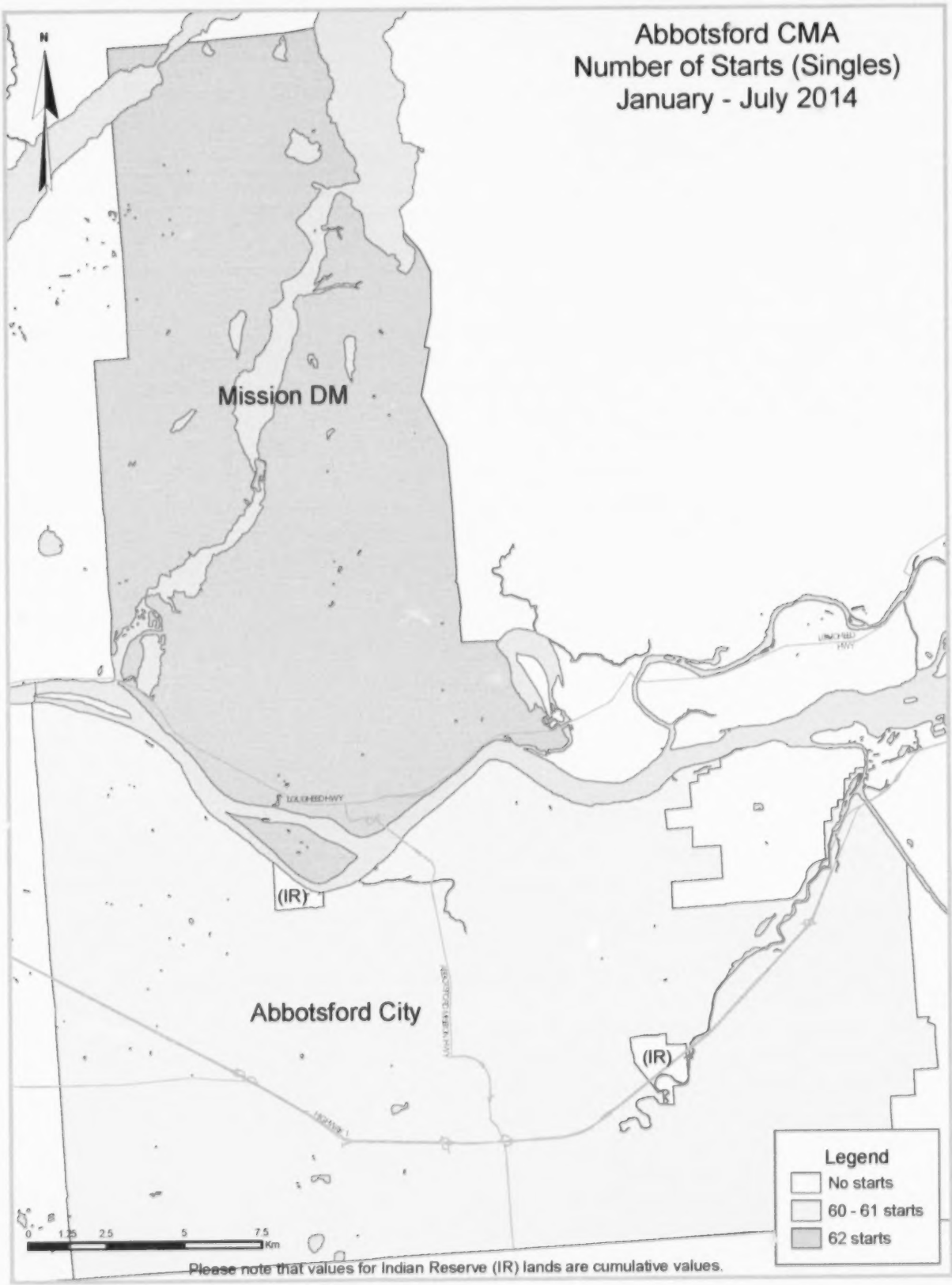

Vancouver CMA
Total Number of Starts
January - July 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
1 - 600 starts
601 - 1,199 starts
1,200 - 1,798 starts
1,799 - 2,397 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

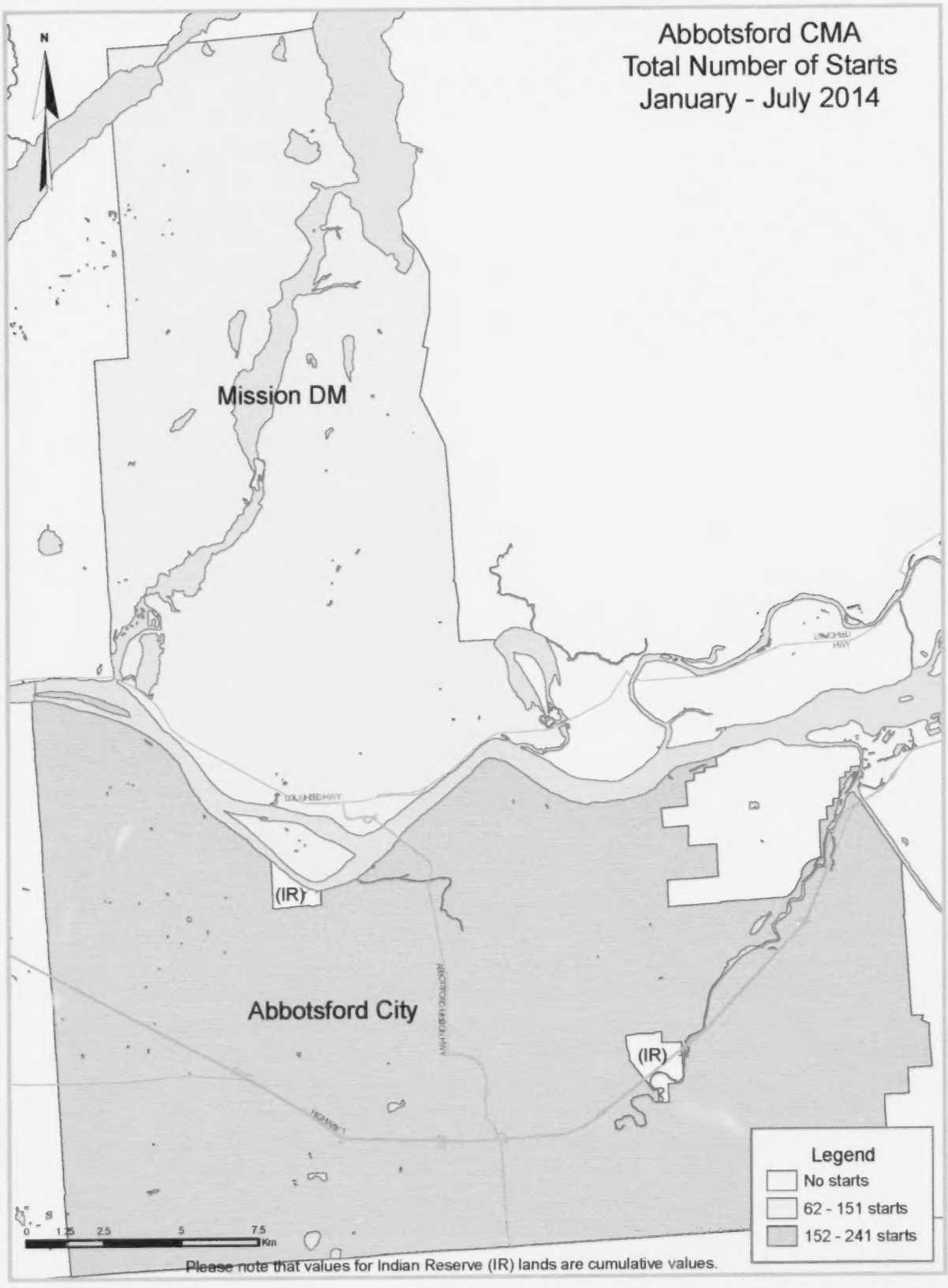
Abbotsford CMA
Number of Starts (Multiples)
July 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
21 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
July 2014
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
12 - 13 starts
14 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
July 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
14 - 23 starts
24 - 33 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - July 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
181 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - July 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
60 - 61 starts
62 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - July 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
62 - 151 starts
152 - 241 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2014		
Vancouver CMA[1]	June 2014	July 2014
Trend[2]	18,420	18,345
SAAR	18,225	18,751
	July 2013	July 2014
Actual		
July - Single-Detached	336	419
July - Multiples	1,673	1,189
July - Total	2,009	1,608
January to July - Single-Detached	2,218	2,417
January to July - Multiples	8,463	8,296
January to July - Total	10,681	10,713

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2014	377	48	0	2	258	505	40	348	1,608
July 2013	303	30	0	0	150	1,203	33	290	2,009
% Change	24.4	60.0	n/a	n/a	72.0	-58.0	21.2	20.0	-20.0
Year-to-date 2014	2,149	182	102	12	1,637	4,740	256	1,605	10,713
Year-to-date 2013	1,886	224	2	20	1,277	5,314	312	1,646	10,681
% Change	13.9	-18.8	**	-40.0	28.2	-10.8	-17.9	-2.5	0.3
UNDER CONSTRUCTION									
July 2014	3,440	292	5	18	2,346	14,452	334	3,135	24,052
July 2013	3,535	376	48	29	1,873	14,000	398	2,738	22,997
% Change	-2.7	-22.3	-89.6	-37.9	25.3	3.2	-16.1	14.5	4.6
COMPLETIONS									
July 2014	329	42	0	1	282	958	55	295	1,962
July 2013	290	26	9	2	180	734	47	141	1,429
% Change	13.4	61.5	-100.0	-50.0	56.7	30.5	17.0	109.2	37.3
Year-to-date 2014	2,043	264	30	5	1,383	4,616	253	1,271	9,865
Year-to-date 2013	2,227	172	20	31	1,304	5,079	288	1,469	10,590
% Change	-8.3	53.5	50.0	-83.9	6.1	-9.1	-12.2	-13.5	-6.8
COMPLETED & NOT ABSORBED									
July 2014	1,063	82	13	4	589	1,546	n/a	n/a	3,297
July 2013	1,373	132	315	9	731	1,697	n/a	n/a	4,257
% Change	-22.6	-37.9	-95.9	-55.6	-19.4	-8.9	n/a	n/a	-22.6
ABSORBED									
July 2014	346	31	1	2	268	1 089	n/a	n/a	1,737
July 2013	271	25	51	3	157	658	n/a	n/a	1,165
% Change	27.7	24.0	-98.0	-33.3	70.7	65.5	n/a	n/a	49.1
Year-to-date 2014	2,314	292	41	9	1,448	5,062	n/a	n/a	9,166
Year-to-date 2013	1,867	135	416	33	1,331	4,823	n/a	n/a	8,605
% Change	23.9	116.3	-90.1	-72.7	8.8	5.0	n/a	n/a	6.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
July 2014	44	18	0	0	0	0	0	24	86
July 2013	22	4	0	0	0	295	0	0	321
Delta									
July 2014	13	0	0	0	17	0	0	11	41
July 2013	12	2	0	0	0	13	3	5	35
Langley									
July 2014	10	8	0	0	41	0	0	7	66
July 2013	9	0	0	0	26	165	0	3	203
Maple Ridge / Pitt Meadows									
July 2014	25	0	0	0	32	0	0	0	57
July 2013	21	0	0	0	25	75	0	0	121
New Westminster									
July 2014	3	0	0	0	0	66	0	0	69
July 2013	5	0	0	0	0	0	0	0	5
North Vancouver									
July 2014	16	2	0	0	3	0	0	13	34
July 2013	14	2	0	0	0	0	0	1	17
Richmond									
July 2014	49	2	0	0	10	263	2	12	338
July 2013	20	0	0	0	15	0	1	3	39
Surrey									
July 2014	76	0	0	0	93	68	2	32	271
July 2013	66	2	0	0	66	63	4	19	220
Tri-Cities									
July 2014	45	0	0	2	56	60	1	26	190
July 2013	36	4	0	0	13	283	1	27	364
University Endowment Lands									
July 2014	1	0	0	0	0	0	0	0	1
July 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2014	74	18	0	0	6	48	34	219	399
July 2013	73	16	0	0	5	309	24	226	653
West Vancouver									
July 2014	9	0	0	0	0	0	0	0	9
July 2013	14	0	0	0	0	0	0	0	14
White Rock									
July 2014	4	0	0	0	0	0	0	4	8
July 2013	11	0	0	0	0	0	0	6	17
Indian Reserves									
July 2014	4	0	0	0	0	0	1	0	5
July 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2014	377	48	0	2	258	505	40	348	1,608
July 2013	303	30	0	0	150	1,203	33	290	2,009

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
July 2014	290	76	0	0	186	2,681	0	64	3,297
July 2013	351	120	0	0	95	2,242	0	0	2,808
Delta									
July 2014	110	6	0	0	61	0	1	64	242
July 2013	79	64	0	3	10	101	3	30	290
Langley									
July 2014	164	12	4	7	298	176	0	114	775
July 2013	169	2	0	13	133	460	2	117	896
Maple Ridge / Pitt Meadows									
July 2014	157	10	0	0	146	419	2	0	734
July 2013	163	0	0	0	98	341	3	0	605
New Westminster									
July 2014	55	6	0	0	129	537	0	0	727
July 2013	36	4	0	0	85	709	0	25	859
North Vancouver									
July 2014	188	10	0	0	66	627	2	266	1,159
July 2013	163	8	8	1	11	860	7	116	1,174
Richmond									
July 2014	317	12	0	0	191	2,018	9	228	2,775
July 2013	268	4	14	3	198	1,762	9	208	2,466
Surrey									
July 2014	691	6	0	8	877	924	46	273	2,825
July 2013	647	6	6	0	873	932	28	187	2,679
Tri-Cities									
July 2014	274	6	0	3	244	1,729	2	163	2,421
July 2013	236	34	3	8	255	1,358	14	126	2,034
University Endowment Lands									
July 2014	18	0	0	0	0	0	0	94	112
July 2013	8	0	0	0	7	327	0	281	623
Vancouver City									
July 2014	825	146	1	0	116	5,133	265	1,819	8,305
July 2013	1,122	132	17	1	88	4,701	329	1,346	7,736
West Vancouver									
July 2014	207	2	0	0	24	111	1	0	345
July 2013	202	0	0	0	8	132	0	271	613
White Rock									
July 2014	71	0	0	0	8	97	5	48	229
July 2013	51	2	0	0	12	75	1	29	170
Indian Reserves									
July 2014	33	0	0	0	0	0	1	0	34
July 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2014	3,440	292	5	18	2,346	14,452	334	3,135	24,052
July 2013	3,535	376	48	29	1,873	14,000	398	2,738	22,997

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
July 2014	38	6	0	0	0	342	0	0	386
July 2013	13	2	0	0	0	104	0	6	125
Delta									
July 2014	16	0	0	1	36	88	0	6	147
July 2013	21	6	0	0	0	0	0	5	32
Langley									
July 2014	17	2	0	0	39	0	1	9	68
July 2013	25	0	0	2	18	0	1	13	59
Maple Ridge / Pitt Meadows									
July 2014	8	2	0	0	0	0	0	0	10
July 2013	13	0	0	0	12	68	0	0	93
New Westminster									
July 2014	12	0	0	0	0	77	0	0	89
July 2013	2	2	0	0	11	0	0	0	15
North Vancouver									
July 2014	13	2	0	0	0	175	0	7	197
July 2013	6	0	0	0	4	27	0	3	40
Richmond									
July 2014	15	4	0	0	17	8	2	5	51
July 2013	33	4	0	0	8	0	1	19	65
Surrey									
July 2014	62	6	0	0	158	0	1	35	262
July 2013	63	0	6	0	118	0	7	16	210
Tri-Cities									
July 2014	28	0	0	0	22	0	0	16	66
July 2013	25	2	0	0	0	133	0	21	181
University Endowment Lands									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2014	106	20	0	0	10	268	51	215	670
July 2013	67	10	3	0	9	375	38	55	557
West Vancouver									
July 2014	12	0	0	0	0	0	0	0	12
July 2013	16	0	0	0	0	0	0	0	16
White Rock									
July 2014	2	0	0	0	0	0	0	2	4
July 2013	4	0	0	0	0	27	0	3	34
Indian Reserves									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2014	329	42	0	1	282	958	55	295	1,962
July 2013	290	26	9	2	180	734	47	141	1,429

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
July 2014	89	22	0	0	12	50	n/a	n/a	173
July 2013	123	42	0	0	40	147	n/a	n/a	352
Delta									
July 2014	14	2	0	1	11	33	n/a	n/a	61
July 2013	24	6	2	0	0	9	n/a	n/a	41
Langley									
July 2014	67	0	0	0	87	116	n/a	n/a	270
July 2013	66	2	12	4	43	68	n/a	n/a	195
Maple Ridge / Pitt Meadows									
July 2014	91	2	0	0	11	97	n/a	n/a	201
July 2013	119	2	0	0	47	51	n/a	n/a	219
New Westminster									
July 2014	9	0	0	0	0	133	n/a	n/a	142
July 2013	15	4	0	0	11	36	n/a	n/a	66
North Vancouver									
July 2014	36	3	2	0	26	229	n/a	n/a	296
July 2013	46	6	21	2	36	188	n/a	n/a	299
Richmond									
July 2014	163	5	1	3	74	114	n/a	n/a	360
July 2013	221	5	89	1	51	80	n/a	n/a	447
Surrey									
July 2014	173	0	0	0	290	343	n/a	n/a	806
July 2013	288	0	79	0	324	247	n/a	n/a	938
Tri-Cities									
July 2014	84	2	6	0	18	142	n/a	n/a	252
July 2013	50	12	21	0	82	311	n/a	n/a	476
University Endowment Lands									
July 2014	0	0	0	0	1	28	n/a	n/a	29
July 2013	0	0	0	0	3	30	n/a	n/a	33
Vancouver City									
July 2014	289	45	4	0	46	208	n/a	n/a	592
July 2013	379	51	83	2	80	474	n/a	n/a	1,069
West Vancouver									
July 2014	27	0	0	0	0	6	n/a	n/a	33
July 2013	27	2	0	0	5	0	n/a	n/a	34
White Rock									
July 2014	11	1	0	0	13	47	n/a	n/a	72
July 2013	8	0	6	0	9	56	n/a	n/a	79
Indian Reserves									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
July 2014	1,063	82	13	4	589	1,546	n/a	n/a	3,297
July 2013	1,373	132	315	9	731	1,697	n/a	n/a	4,257

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
July 2014	39	1	0	0	0	345	n/a	n/a	385
July 2013	12	1	0	0	3	131	n/a	n/a	147
Delta									
July 2014	20	0	0	1	35	65	n/a	n/a	121
July 2013	16	8	0	0	0	5	n/a	n/a	29
Langley									
July 2014	20	2	0	0	28	12	n/a	n/a	62
July 2013	14	0	6	2	9	6	n/a	n/a	37
Maple Ridge / Pitt Meadows									
July 2014	13	2	0	0	9	3	n/a	n/a	27
July 2013	16	0	0	0	12	68	n/a	n/a	96
New Westminster									
July 2014	12	2	0	0	2	88	n/a	n/a	104
July 2013	4	0	0	0	10	6	n/a	n/a	20
North Vancouver									
July 2014	14	0	1	0	0	191	n/a	n/a	206
July 2013	6	0	2	1	5	10	n/a	n/a	24
Richmond									
July 2014	30	0	0	1	32	27	n/a	n/a	90
July 2013	47	1	12	0	13	0	n/a	n/a	73
Surrey									
July 2014	68	7	0	0	136	20	n/a	n/a	231
July 2013	57	0	12	0	88	28	n/a	n/a	185
Tri-Cities									
July 2014	28	3	0	0	24	33	n/a	n/a	88
July 2013	27	5	2	0	2	80	n/a	n/a	116
University Endowment Lands									
July 2014	0	0	0	0	0	1	n/a	n/a	1
July 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver City									
July 2014	91	14	0	0	1	300	n/a	n/a	406
July 2013	54	10	17	0	15	310	n/a	n/a	406
West Vancouver									
July 2014	5	0	0	0	0	0	n/a	n/a	5
July 2013	12	0	0	0	0	0	n/a	n/a	12
White Rock									
July 2014	5	0	0	0	1	4	n/a	n/a	10
July 2013	3	0	0	0	0	14	n/a	n/a	17
Indian Reserves									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
July 2014	346	31	1	2	268	1,089	n/a	n/a	1,737
July 2013	271	25	51	3	157	658	n/a	n/a	1,165

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	0	0	0	30	0	0	0	34	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	6	0	0	0	0	5	0	13	6	116.7
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	6	2	2	2	0	0	4	0	12	4	200.0
Burnaby - Central Park	7	2	2	0	0	0	6	295	15	297	-94.9
Burnaby - Remainder	22	12	14	2	0	0	8	0	44	14	**
Burnaby Total	44	22	18	4	0	0	24	295	86	321	-73.2
Coquitlam	45	33	2	6	54	11	25	306	126	356	-64.6
Delta - Tsawwassen	4	5	0	0	0	0	2	1	6	6	0.0
Delta - Ladner	0	6	0	0	0	0	0	13	0	19	-100.0
Delta - North	9	4	6	2	11	0	9	4	35	10	**
Delta	13	15	6	2	11	0	11	18	41	35	17.1
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	9	9	8	0	41	26	7	168	65	203	-68.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	25	21	2	0	30	25	0	75	57	121	-52.9
New Westminster	3	5	0	0	0	0	66	0	69	5	**
North Vancouver City	5	2	2	2	3	0	7	0	17	4	**
North Vancouver DM	11	12	0	0	0	0	6	1	17	13	30.8
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	3	4	0	0	0	0	61	4	64	8	**
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	51	21	6	0	6	15	275	3	338	39	**
Surrey - South	17	20	4	0	20	24	0	2	41	46	-10.9
Surrey - Cloverdale	11	9	0	10	48	14	70	6	129	39	**
Surrey - North	38	36	0	2	21	18	22	9	81	65	24.6
Surrey - Guildford	4	0	0	0	0	0	2	0	6	0	n/a
Surrey - Whalley	8	5	0	0	0	0	6	65	14	70	-80.0
Surrey Total	78	70	4	12	89	56	100	82	271	220	23.2
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	186	0	186	-100.0
Vancouver - Downtown	0	0	0	0	0	0	192	0	192	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	19	0	19	-100.0
Vancouver - False Creek	1	0	0	0	0	0	0	189	1	189	-99.5
Vancouver - Granville/Oak	2	0	0	2	0	0	0	0	2	2	0.0
Vancouver - Kerrisdale	2	6	0	0	0	0	1	0	3	6	-50.0
Vancouver - Marpole	8	3	0	0	0	0	0	118	8	121	-93.4
Vancouver - Eastside	60	44	18	2	4	5	48	18	130	69	88.4
Vancouver - Mt. Pleasant	0	1	0	10	0	0	10	1	10	12	-16.7
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	35	43	0	2	0	0	16	4	51	49	4.1
Vancouver Total	108	97	20	16	4	5	267	535	399	653	-38.9
West Vancouver	9	14	0	0	0	0	0	0	9	14	-35.7
White Rock	4	11	0	0	0	0	4	6	8	17	-52.9
Indian Reserves	5	0	0	0	0	0	0	0	5	0	n/a
Vancouver CMA	419	336	68	42	268	138	853	1,493	1,608	2,009	-20.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	9	10	0	0	0	0	0	0	9	10	-10.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	13	5	0	0	30	0	0	1	43	6	**
Burnaby - Mountain	0	0	0	0	0	0	0	52	0	52	-100.0
Burnaby - North	45	32	0	0	0	0	47	607	92	639	-85.6
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	0	4	1	**
Burnaby - South & East	26	18	14	12	42	0	10	71	92	101	-8.9
Burnaby - Central Park	27	16	6	10	0	60	78	544	111	630	-82.4
Burnaby - Remainder	105	66	40	16	69	0	353	0	567	82	**
Burnaby Total	205	133	60	38	111	60	490	1,274	866	1,505	-42.5
Coquitlam	210	190	32	44	57	91	1,050	557	1,349	882	52.9
Delta - Tsawwassen	13	17	0	0	0	0	5	3	18	20	-10.0
Delta - Ladner	18	31	0	0	0	0	8	15	26	46	-43.5
Delta - North	45	18	18	56	39	0	40	16	142	90	57.8
Delta	76	66	18	56	39	0	53	34	186	156	19.2
Langley City	7	4	0	0	33	5	0	0	40	9	**
Langley District	98	126	16	0	242	129	213	331	569	586	-2.9
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	122	123	24	4	70	47	81	75	297	249	19.3
New Westminster	30	31	2	6	82	70	341	0	455	107	**
North Vancouver City	26	16	6	6	20	0	358	458	410	480	-14.6
North Vancouver DM	56	57	0	0	46	0	167	30	269	87	**
Pitt Meadows	5	2	4	0	0	24	64	0	73	26	180.8
Port Coquitlam	14	24	4	2	90	67	65	94	173	187	-7.5
Port Moody	2	5	2	0	0	0	0	0	4	5	-20.0
Richmond	219	136	18	10	55	105	1,189	368	1,481	619	139.3
Surrey - South	139	119	20	0	134	191	60	184	353	494	-28.5
Surrey - Cloverdale	107	50	6	14	181	156	91	127	385	347	11.0
Surrey - North	265	200	6	4	314	205	274	77	859	486	76.7
Surrey - Guildford	7	11	0	0	10	23	33	53	50	87	-42.5
Surrey - Whalley	61	61	0	0	0	4	99	145	160	210	-23.8
Surrey Total	579	441	32	18	639	579	557	586	1,807	1,624	11.3
University Endowment Lands	10	1	0	0	0	7	94	513	104	521	-80.0
Vancouver - West End	0	0	0	4	0	0	0	191	0	195	-100.0
Vancouver - Downtown	0	0	0	0	0	0	281	155	281	155	81.3
Vancouver - Kitsilano	3	6	6	8	0	0	55	56	64	70	-8.6
Vancouver - False Creek	1	0	0	0	0	0	80	638	81	638	-87.3
Vancouver - Granville/Oak	6	6	4	2	0	0	58	6	68	14	**
Vancouver - Kerrisdale	17	34	0	0	0	0	43	1	60	35	71.4
Vancouver - Marpole	31	30	6	6	0	0	4	122	41	158	-74.1
Vancouver - Eastside	368	472	48	30	8	26	656	812	1,080	1,340	-19.4
Vancouver - Mt. Pleasant	0	1	8	20	9	0	113	86	130	107	21.5
Vancouver - Strath/Grand	4	1	4	10	5	3	137	297	150	311	-51.8
Vancouver - Westside	172	195	0	2	19	0	251	166	442	363	21.8
Vancouver Total	602	745	76	82	41	29	1,678	2,530	2,397	3,386	-29.2
West Vancouver	55	76	0	4	0	4	12	93	67	177	-62.1
White Rock	42	27	0	2	0	12	35	18	77	59	30.5
Indian Reserves	34	0	0	0	0	0	0	0	34	0	n/a
Vancouver CMA	2,417	2,218	294	272	1,555	1,229	6,447	6,962	10,713	10,681	0.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	5	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	0	0	0	0	0	0	4	0
Burnaby - Central Park	0	0	0	0	0	295	6	0
Burnaby - Remainder	0	0	0	0	0	0	8	0
Burnaby Total	0	0	0	0	0	295	24	0
Coquitlam	54	11	0	0	0	283	25	23
Delta - Tsawwassen	0	0	0	0	0	0	2	1
Delta - Ladner	0	0	0	0	0	13	0	0
Delta - North	11	0	0	0	0	0	9	4
Delta	11	0	0	0	0	13	11	5
Langley City	0	0	0	0	0	0	0	0
Langley District	41	26	0	0	0	165	7	3
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	25	0	0	0	75	0	0
New Westminster	0	0	0	0	66	0	0	0
North Vancouver City	3	0	0	0	0	0	7	0
North Vancouver DM	0	0	0	0	0	0	6	1
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	60	0	1	4
Port Moody	0	0	0	0	0	0	0	0
Richmond	6	15	0	0	263	0	12	3
Surrey - South	20	24	0	0	0	0	0	2
Surrey - Cloverdale	48	14	0	0	68	0	2	6
Surrey - North	21	18	0	0	0	0	22	9
Surrey - Guildford	0	0	0	0	0	0	2	0
Surrey - Whalley	0	0	0	0	0	63	6	2
Surrey Total	89	56	0	0	68	63	32	19
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	186
Vancouver - Downtown	0	0	0	0	0	0	192	0
Vancouver - Kitsilano	0	0	0	0	0	3	0	16
Vancouver - False Creek	0	0	0	0	0	189	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	0
Vancouver - Marpole	0	0	0	0	0	117	0	1
Vancouver - Eastside	4	5	0	0	26	0	22	18
Vancouver - Mt. Pleasant	0	0	0	0	10	0	0	1
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	12	0	4	4
Vancouver Total	4	5	0	0	48	309	219	226
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	4	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	238	138	0	0	505	1,203	348	290

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	52	0	0
Burnaby - North	0	0	0	0	35	607	12	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	42	0	0	0	0	71	10	0
Burnaby - Central Park	0	60	0	0	66	544	12	0
Burnaby - Remainder	69	0	0	0	326	0	27	0
Burnaby Total	111	60	0	0	427	1,274	63	0
Coquitlam	57	91	0	0	931	479	119	78
Delta - Tsawwassen	0	0	0	0	0	0	5	3
Delta - Ladner	0	0	0	0	0	13	8	2
Delta - North	39	0	0	0	0	0	40	16
Delta	39	0	0	0	0	13	53	21
Langley City	33	5	0	0	0	0	0	0
Langley District	242	129	0	0	176	231	37	100
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	70	47	0	0	81	75	0	0
New Westminster	82	70	0	0	341	0	0	0
North Vancouver City	20	0	0	0	165	431	193	27
North Vancouver DM	46	0	0	0	141	0	26	30
Pitt Meadows	0	24	0	0	64	0	0	0
Port Coquitlam	90	67	0	0	60	80	5	14
Port Moody	0	0	0	0	0	0	0	0
Richmond	55	105	0	0	990	340	199	28
Surrey - South	134	191	0	0	42	169	18	15
Surrey - Cloverdale	181	156	0	0	68	112	23	15
Surrey - North	314	205	0	0	125	0	149	77
Surrey - Guildford	10	23	0	0	29	49	4	4
Surrey - Whalley	0	4	0	0	56	125	43	20
Surrey Total	639	579	0	0	320	455	237	131
University Endowment Lands	0	7	0	0	0	232	94	281
Vancouver - West End	0	0	0	0	0	5	0	186
Vancouver - Downtown	0	0	0	0	0	155	281	0
Vancouver - Kitsilano	0	0	0	0	55	38	0	18
Vancouver - False Creek	0	0	0	0	80	548	0	90
Vancouver - Granville/Oak	0	0	0	0	56	4	2	2
Vancouver - Kerrisdale	0	0	0	0	39	0	4	1
Vancouver - Marpole	0	0	0	0	0	117	4	5
Vancouver - Eastside	8	26	0	0	501	618	155	194
Vancouver - Mt. Pleasant	9	0	0	0	113	85	0	1
Vancouver - Strath/Grand	5	3	0	0	137	0	0	297
Vancouver - Westside	19	0	0	0	143	43	108	123
Vancouver Total	41	22	0	0	1,124	1,613	554	917
West Vancouver	0	4	0	0	12	93	0	0
White Rock	0	12	0	0	10	0	25	18
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,525	1,229	0	0	4,842	5,316	1,605	1,646

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	0	0	0	0	0	34	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	6	0	0	5	0	13	6
Burnaby - Lougheed Mall	1	0	0	0	1	0	2	0
Burnaby - South & East	8	4	0	0	4	0	12	4
Burnaby - Central Park	9	2	0	295	6	0	15	297
Burnaby - Remainder	36	14	0	0	8	0	44	14
Burnaby Total	62	26	0	295	24	0	86	321
Coquitlam	42	36	58	296	26	24	126	356
Delta - Tsawwassen	4	5	0	0	2	1	6	6
Delta - Ladner	0	3	0	13	0	3	0	19
Delta - North	9	6	17	0	9	4	35	10
Delta	13	14	17	13	11	8	41	35
Langley City	1	0	0	0	0	0	1	0
Langley District	17	9	41	191	7	3	65	203
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	25	21	32	100	0	0	57	121
New Westminster	3	5	66	0	0	0	69	5
North Vancouver City	7	4	3	0	7	0	17	4
North Vancouver DM	11	12	0	0	6	1	17	13
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	3	4	60	0	1	4	64	8
Port Moody	0	0	0	0	0	0	0	0
Richmond	51	20	273	15	14	4	338	39
Surrey - South	17	19	24	24	0	3	41	46
Surrey - Cloverdale	11	8	116	24	2	7	129	39
Surrey - North	36	36	21	18	24	11	81	65
Surrey - Guildford	4	0	0	0	2	0	6	0
Surrey - Whalley	8	5	0	63	6	2	14	70
Surrey Total	76	68	161	129	34	23	271	220
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	186	0	186
Vancouver - Downtown	0	0	0	0	192	0	192	0
Vancouver - Kitsilano	0	0	0	3	0	16	0	19
Vancouver - False Creek	1	0	0	189	0	0	1	189
Vancouver - Granville/Oak	2	2	0	0	0	0	2	2
Vancouver - Kerrisdale	2	5	0	0	1	1	3	6
Vancouver - Marpole	5	3	0	117	3	1	8	121
Vancouver - Eastside	54	31	32	5	44	33	130	69
Vancouver - Mt. Pleasant	0	11	10	0	0	1	10	12
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	26	37	12	0	13	12	51	49
Vancouver Total	92	89	54	314	253	250	399	653
West Vancouver	9	14	0	0	0	0	9	14
White Rock	4	11	0	0	4	6	8	17
Indian Reserves	4	0	0	0	1	0	5	0
Vancouver CMA	425	333	765	1,353	388	323	1,608	2,009

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	8	7	0	0	1	3	9	10
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	13	5	0	0	0	1	43	6
Burnaby - Mountain	0	0	0	52	0	0	0	52
Burnaby - North	45	32	35	607	12	0	92	639
Burnaby - Lougheed Mall	2	1	0	0	2	0	4	1
Burnaby - South & East	38	30	44	71	10	0	92	101
Burnaby - Central Park	33	26	66	604	12	0	111	630
Burnaby - Remainder	145	82	395	0	27	0	567	82
Burnaby Total	263	171	540	1,334	63	0	866	1,505
Coquitlam	205	201	1,023	590	121	91	1,349	882
Delta - Tsawwassen	13	17	0	0	5	3	18	20
Delta - Ladner	17	28	0	13	9	5	26	46
Delta - North	45	70	57	4	40	16	142	90
Delta	75	115	57	17	54	24	186	156
Langley City	7	4	33	5	0	0	40	9
Langley District	104	107	421	371	44	108	569	586
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	127	121	169	126	1	2	297	249
New Westminster	32	35	423	72	0	0	455	107
North Vancouver City	32	18	185	431	193	31	410	480
North Vancouver DM	56	57	187	0	26	30	269	87
Pitt Meadows	9	2	64	24	0	0	73	26
Port Coquitlam	18	26	150	147	5	14	173	187
Port Moody	4	5	0	0	0	0	4	5
Richmond	219	135	1,059	452	203	32	1,481	619
Surrey - South	131	115	202	360	20	19	353	494
Surrey - Cloverdale	82	37	253	282	50	28	385	347
Surrey - North	257	193	441	207	161	86	859	486
Surrey - Guildford	7	11	39	72	4	4	50	87
Surrey - Whalley	61	61	56	129	43	20	160	210
Surrey Total	538	417	991	1,050	278	157	1,807	1,624
University Endowment Lands	10	1	0	239	94	281	104	521
Vancouver - West End	0	4	0	5	0	186	0	195
Vancouver - Downtown	0	0	0	155	281	0	281	155
Vancouver - Kitsilano	9	14	55	38	0	18	64	70
Vancouver - False Creek	1	0	80	548	0	90	81	638
Vancouver - Granville/Oak	9	7	56	4	3	3	68	14
Vancouver - Kerrisdale	15	27	39	0	6	8	60	35
Vancouver - Marpole	32	29	0	117	9	12	41	158
Vancouver - Eastside	263	309	511	642	306	389	1,080	1,340
Vancouver - Mt. Pleasant	8	21	122	85	0	1	130	107
Vancouver - Strath/Grand	109	11	40	3	1	297	150	311
Vancouver - Westside	139	158	162	43	141	162	442	363
Vancouver Total	585	580	1,065	1,640	747	1,166	2,397	3,386
West Vancouver	55	76	12	101	0	0	67	177
White Rock	37	29	10	12	30	18	77	59
Indian Reserves	33	0	0	0	1	0	34	0
Vancouver CMA	2,433	2,112	6,389	6,611	1,861	1,958	10,713	10,681

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	3	0	0	0	0	0	104	0	107	-100.0
Burnaby - North	11	2	0	0	0	0	0	0	11	2	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6	0	6	-100.0
Burnaby - South & East	5	1	0	0	0	0	0	0	5	1	**
Burnaby - Central Park	5	1	2	0	0	0	342	0	349	1	**
Burnaby - Remainder	17	6	4	2	0	0	0	0	21	8	162.5
Burnaby Total	38	13	6	2	0	0	342	110	386	125	**
Coquitlam	19	21	0	2	22	0	16	150	57	173	-67.1
Delta - Tsawwassen	4	15	0	0	0	0	88	0	92	15	**
Delta - Ladner	8	1	0	2	0	0	2	0	10	3	**
Delta - North	5	5	36	4	0	0	4	5	45	14	**
Delta	17	21	36	6	0	0	94	5	147	32	**
Langley City	2	0	0	0	5	0	0	0	7	0	n/a
Langley District	16	28	2	0	34	18	9	13	61	59	3.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	8	13	2	0	0	0	0	0	10	13	-23.1
New Westminster	12	2	0	2	0	11	77	0	89	15	**
North Vancouver City	4	3	2	0	0	4	178	29	184	36	**
North Vancouver DM	9	3	0	0	0	0	4	1	13	4	**
Pitt Meadows	0	0	0	0	0	12	0	68	0	80	-100.0
Port Coquitlam	9	4	0	0	0	0	0	4	9	8	12.5
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	17	34	4	4	17	8	13	19	51	65	-21.5
Surrey - South	14	22	4	0	41	10	4	4	63	36	75.0
Surrey - Cloverdale	5	14	10	4	13	16	3	3	31	37	-16.2
Surrey - North	34	23	4	0	92	51	23	4	153	78	96.2
Surrey - Guildford	2	2	0	0	0	24	1	2	3	28	-89.3
Surrey - Whalley	8	9	0	0	0	19	4	3	12	31	-61.3
Surrey Total	63	70	18	4	146	120	35	16	262	210	24.8
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	78	0	78	0	n/a
Vancouver - Kitsilano	0	1	0	0	0	0	31	3	31	4	**
Vancouver - False Creek	0	0	0	0	0	0	195	299	195	299	-34.8
Vancouver - Granville/Oak	2	1	0	0	0	0	0	34	2	35	-94.3
Vancouver - Kerrisdale	4	6	0	0	0	0	0	1	4	7	-42.9
Vancouver - Marpole	7	6	4	0	0	0	1	0	12	6	100.0
Vancouver - Eastside	114	62	8	2	10	4	78	90	210	158	32.9
Vancouver - Mt. Pleasant	0	0	4	8	0	0	0	0	4	8	-50.0
Vancouver - Strath/Grand	3	0	4	0	0	5	3	0	10	5	100.0
Vancouver - Westside	27	29	0	0	0	0	97	6	124	35	**
Vancouver Total	157	105	20	10	10	9	483	433	670	557	20.3
West Vancouver	12	16	0	0	0	0	0	0	12	16	-25.0
White Rock	2	4	0	0	0	0	2	30	4	34	-88.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	385	339	90	30	234	182	1,253	878	1,962	1,429	37.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	12	9	0	0	0	0	0	0	12	9	33.3
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	6	9	0	0	0	0	0	0	6	9	-33.3
Burnaby - Mountain	2	5	0	0	0	0	0	179	2	184	-98.9
Burnaby - North	77	41	8	2	0	4	18	203	103	250	-58.8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6	0	6	-100.0
Burnaby - South & East	35	20	26	6	6	0	71	87	138	113	22.1
Burnaby - Central Park	21	8	16	0	60	0	342	245	439	253	73.5
Burnaby - Remainder	114	67	46	26	0	25	122	210	282	328	-14.0
Burnaby Total	249	141	96	34	66	29	553	930	964	1,134	-15.0
Coquitlam	144	204	42	26	68	112	324	717	578	1,059	-45.4
Delta - Tsawwassen	14	37	0	2	0	0	90	1	104	40	160.0
Delta - Ladner	27	26	0	2	0	0	15	37	42	65	-35.4
Delta - North	24	26	58	24	0	0	21	20	103	70	47.1
Delta	65	89	58	28	0	0	126	58	249	175	42.3
Langley City	10	0	0	0	19	0	0	0	29	0	n/a
Langley District	145	200	2	2	165	138	304	241	616	581	6.0
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	88	97	2	0	65	24	0	77	155	198	-21.7
New Westminster	34	27	2	6	40	11	379	0	455	44	**
North Vancouver City	27	20	4	10	4	16	392	68	427	114	**
North Vancouver DM	47	42	0	0	0	29	20	75	67	146	-54.1
Pitt Meadows	3	14	0	2	8	12	0	68	11	96	-88.5
Port Coquitlam	29	19	2	0	40	46	164	100	235	165	42.4
Port Moody	5	5	0	0	0	23	0	185	5	213	-97.7
Richmond	189	228	10	8	107	44	662	751	968	1,031	-6.1
Surrey - South	111	185	14	14	207	148	233	88	565	435	29.9
Surrey - Cloverdale	49	84	18	4	117	151	19	19	203	258	-21.3
Surrey - North	224	232	6	2	340	334	79	284	649	852	-23.8
Surrey - Guildford	8	6	0	0	22	27	103	4	133	37	**
Surrey - Whalley	44	71	0	2	0	30	18	381	62	484	-87.2
Surrey Total	436	578	38	22	686	690	452	776	1,612	2,066	-22.0
University Endowment Lands	0	4	0	0	7	16	232	90	239	110	117.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,137	266	1,137	266	**
Vancouver - Kitsilano	6	4	10	10	0	0	153	9	169	23	**
Vancouver - False Creek	1	0	0	0	0	0	322	579	323	579	-44.2
Vancouver - Granville/Oak	9	4	6	2	4	9	8	36	27	51	-47.1
Vancouver - Kerrisdale	39	37	0	0	0	0	3	6	42	43	-2.3
Vancouver - Marpole	45	30	12	2	0	0	8	6	65	38	71.1
Vancouver - Eastside	368	450	24	38	16	59	271	1,058	679	1,605	-57.7
Vancouver - Mt. Pleasant	1	0	36	26	3	0	32	129	72	155	-53.5
Vancouver - Strath/Grand	10	5	14	0	6	18	35	7	65	30	116.7
Vancouver - Westside	244	206	2	0	0	0	138	59	384	265	44.9
Vancouver Total	723	736	104	78	29	86	2,107	2,155	2,963	3,055	-3.0
West Vancouver	61	72	0	6	0	0	156	0	217	78	178.2
White Rock	27	33	0	0	13	10	16	160	56	203	-72.4
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	2,301	2,528	360	222	1,317	1,286	5,887	6,554	9,865	10,590	-6.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	104	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	342	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	342	104	0	6
Coquitlam	22	0	0	0	0	133	16	17
Delta - Tsawwassen	0	0	0	0	88	0	0	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	0	0	0	0	0	0	4	5
Delta	0	0	0	0	88	0	6	5
Langley City	5	0	0	0	0	0	0	0
Langley District	34	18	0	0	0	0	9	13
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	11	0	0	77	0	0	0
North Vancouver City	0	4	0	0	175	27	3	2
North Vancouver DM	0	0	0	0	0	0	4	1
Pitt Meadows	0	12	0	0	0	68	0	0
Port Coquitlam	0	0	0	0	0	0	0	4
Port Moody	0	0	0	0	0	0	0	0
Richmond	17	8	0	0	8	0	5	19
Surrey - South	41	10	0	0	0	0	4	4
Surrey - Cloverdale	13	16	0	0	0	0	3	3
Surrey - North	92	51	0	0	0	0	23	4
Surrey - Guildford	0	24	0	0	0	0	1	2
Surrey - Whalley	0	19	0	0	0	0	4	3
Surrey Total	146	120	0	0	0	0	35	16
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	78	0
Vancouver - Kitsilano	0	0	0	0	31	3	0	0
Vancouver - False Creek	0	0	0	0	195	299	0	0
Vancouver - Granville/Oak	0	0	0	0	0	7	0	27
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	10	4	0	0	39	69	39	21
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	5	0	0	3	0	0	0
Vancouver - Westside	0	0	0	0	0	0	97	6
Vancouver Total	10	9	0	0	268	378	215	55
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	27	2	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	234	182	0	0	958	737	295	141

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	179	0	0
Burnaby - North	0	4	0	0	18	203	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	6	0	0	0	71	87	0	0
Burnaby - Central Park	60	0	0	0	342	245	0	0
Burnaby - Remainder	0	25	0	0	122	210	0	0
Burnaby Total	66	29	0	0	553	924	0	6
Coquitlam	68	112	0	0	250	614	74	103
Delta - Tsawwassen	0	0	0	0	88	0	2	1
Delta - Ladner	0	0	0	0	13	32	2	5
Delta - North	0	0	0	0	0	0	21	20
Delta	0	0	0	0	101	32	25	26
Langley City	19	0	0	0	0	0	0	0
Langley District	165	138	0	0	231	166	73	75
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	65	24	0	0	0	77	0	0
New Westminster	40	11	0	0	379	0	0	0
North Vancouver City	4	16	0	0	381	27	11	41
North Vancouver DM	0	29	0	0	0	59	20	16
Pitt Meadows	8	12	0	0	0	68	0	0
Port Coquitlam	40	46	0	0	94	85	70	15
Port Moody	0	23	0	0	0	185	0	0
Richmond	107	26	0	18	561	590	101	161
Surrey - South	207	148	0	0	218	48	15	40
Surrey - Cloverdale	117	151	0	0	0	0	19	19
Surrey - North	340	334	0	0	0	96	79	188
Surrey - Guildford	22	27	0	0	100	0	3	4
Surrey - Whalley	0	30	0	0	0	362	18	19
Surrey Total	686	690	0	0	318	506	134	270
University Endowment Lands	7	16	0	0	232	90	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	918	156	219	110
Vancouver - Kitsilano	0	0	0	0	131	9	22	0
Vancouver - False Creek	0	0	0	0	322	432	0	147
Vancouver - Granville/Oak	4	9	0	0	7	7	1	29
Vancouver - Kerrisdale	0	0	0	0	0	0	3	6
Vancouver - Marpole	0	0	0	0	0	0	8	6
Vancouver - Eastside	16	59	0	0	54	677	217	381
Vancouver - Mt. Pleasant	3	0	0	0	32	129	0	0
Vancouver - Strath/Grand	6	18	0	0	34	7	1	0
Vancouver - Westside	0	0	0	0	3	0	135	59
Vancouver Total	29	86	0	0	1,501	1,417	606	738
West Vancouver	0	0	0	0	15	0	141	0
White Rock	13	10	0	0	0	142	16	18
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	1,317	1,268	0	18	4,616	5,085	1,271	1,469

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	3	0	104	0	0	0	107
Burnaby - North	11	2	0	0	0	0	11	2
Burnaby - Lougheed Mall	0	0	0	0	0	6	0	6
Burnaby - South & East	5	1	0	0	0	0	5	1
Burnaby - Central Park	7	1	342	0	0	0	349	1
Burnaby - Remainder	21	8	0	0	0	0	21	8
Burnaby Total	44	15	342	104	0	6	386	125
Coquitlam	19	23	22	133	16	17	57	173
Delta - Tsawwassen	4	15	88	0	0	0	92	15
Delta - Ladner	8	3	0	0	2	0	10	3
Delta - North	4	9	37	0	4	5	45	14
Delta	16	27	125	0	6	5	147	32
Langley City	2	0	5	0	0	0	7	0
Langley District	17	25	34	20	10	14	61	59
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	13	0	0	0	0	10	13
New Westminster	12	4	77	11	0	0	89	15
North Vancouver City	6	3	175	31	3	2	184	36
North Vancouver DM	9	3	0	0	4	1	13	4
Pitt Meadows	0	0	0	80	0	0	0	80
Port Coquitlam	9	4	0	0	0	4	9	8
Port Moody	0	0	0	0	0	0	0	0
Richmond	19	37	25	8	7	20	51	65
Surrey - South	14	28	45	4	4	4	63	36
Surrey - Cloverdale	8	9	19	20	4	8	31	37
Surrey - North	36	21	94	51	23	6	153	78
Surrey - Guildford	2	2	0	24	1	2	3	28
Surrey - Whalley	8	9	0	19	4	3	12	31
Surrey Total	68	69	158	118	36	23	262	210
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	78	0	78	0
Vancouver - Kitsilano	0	4	31	0	0	0	31	4
Vancouver - False Creek	0	0	195	299	0	0	195	299
Vancouver - Granville/Oak	1	1	0	7	1	27	2	35
Vancouver - Kerrisdale	4	6	0	0	0	1	4	7
Vancouver - Marpole	10	4	0	0	2	2	12	6
Vancouver - Eastside	79	37	49	73	82	48	210	158
Vancouver - Mt. Pleasant	4	8	0	0	0	0	4	8
Vancouver - Strath/Grand	6	0	3	5	1	0	10	5
Vancouver - Westside	22	20	0	0	102	15	124	35
Vancouver Total	126	80	278	384	266	93	670	557
West Vancouver	12	16	0	0	0	0	12	16
White Rock	2	4	0	27	2	3	4	34
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	371	325	1,241	916	350	188	1,962	1,429

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
July 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	8	72.7	3	27.3	11	1,165,000	1,584,895
Year-to-date 2013	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--
Belcarra													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2014	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Year-to-date 2013	3	33.3	3	33.3	3	33.3	0	0.0	0	0.0	9	--	--
Burnaby													
July 2014	0	0.0	0	0.0	6	15.4	28	71.8	5	12.8	39	1,209,000	1,239,759
July 2013	0	0.0	2	16.7	5	41.7	3	25.0	2	16.7	12	950,750	1,102,064
Year-to-date 2014	0	0.0	2	0.8	44	17.1	163	63.2	49	19.0	258	1,220,500	1,276,402
Year-to-date 2013	1	0.9	5	4.4	34	29.8	55	48.2	19	16.7	114	1,103,500	1,183,321
Coquitlam													
July 2014	1	6.3	0	0.0	4	25.0	8	50.0	3	18.8	16	1,162,500	1,224,940
July 2013	0	0.0	0	0.0	7	30.4	15	65.2	1	4.3	23	1,090,000	1,121,118
Year-to-date 2014	2	1.6	12	9.8	69	56.1	36	29.3	4	3.3	123	925,900	984,026
Year-to-date 2013	0	0.0	33	18.1	97	53.3	47	25.8	5	2.7	182	859,900	930,128
Delta													
July 2014	0	0.0	4	21.1	7	36.8	6	31.6	2	10.5	19	970,000	1,045,083
July 2013	0	0.0	2	12.5	9	56.3	4	25.0	1	6.3	16	899,000	949,452
Year-to-date 2014	1	1.6	8	12.7	27	42.9	22	34.9	5	7.9	63	945,000	1,042,824
Year-to-date 2013	0	0.0	6	7.7	35	44.9	33	42.3	4	5.1	78	990,665	1,023,234
Langley City													
July 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
July 2014	1	5.3	14	73.7	3	15.8	0	0.0	1	5.3	19	687,380	792,671
July 2013	5	31.3	5	31.3	4	25.0	1	6.3	1	6.3	16	666,750	748,843
Year-to-date 2014	16	11.0	68	46.6	34	23.3	17	11.6	11	7.5	146	705,000	864,888
Year-to-date 2013	57	33.5	41	24.1	28	16.5	17	10.0	27	15.9	170	699,000	934,053

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
July 2014	5	38.5	8	61.5	0	0.0	0	0.0	0	0.0	13	615,900	614,264
July 2013	15	93.8	1	6.3	0	0.0	0	0.0	0	0.0	16	483,250	472,625
Year-to-date 2014	59	52.2	41	36.3	8	7.1	5	4.4	0	0.0	113	590,000	631,117
Year-to-date 2013	75	81.5	14	15.2	3	3.3	0	0.0	0	0.0	92	557,400	552,232
New Westminster													
July 2014	0	0.0	1	8.3	7	58.3	4	33.3	0	0.0	12	989,000	952,250
July 2013	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	0	0.0	10	30.3	12	36.4	10	30.3	1	3.0	33	924,000	929,757
Year-to-date 2013	4	10.8	12	32.4	17	45.9	4	10.8	0	0.0	37	779,900	812,573
North Vancouver City													
July 2014	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
July 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	1	3.1	11	34.4	20	62.5	32	1,510,000	1,549,485
Year-to-date 2013	0	0.0	0	0.0	1	16.7	4	66.7	1	16.7	6	--	--
North Vancouver DM													
July 2014	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	2,120,000	2,054,818
July 2013	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2014	1	2.0	0	0.0	0	0.0	13	25.5	37	72.5	51	1,798,000	1,828,942
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	25.0	24	75.0	32	1,767,000	1,890,687
Pitt Meadows													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	6	85.7	0	0.0	1	14.3	0	0.0	0	0.0	7	--	--
Port Coquitlam													
July 2014	0	0.0	0	0.0	12	100.0	0	0.0	0	0.0	12	859,000	860,217
July 2013	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	1	2.8	6	16.7	29	80.6	0	0.0	0	0.0	36	849,000	820,270
Year-to-date 2013	0	0.0	6	46.2	5	38.5	2	15.4	0	0.0	13	868,000	855,044
Port Moody													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Richmond													
July 2014	0	0.0	1	3.2	1	3.2	13	41.9	16	51.6	31	1,530,000	1,605,694
July 2013	0	0.0	0	0.0	1	2.1	15	31.9	31	66.0	47	1,600,000	1,695,941
Year-to-date 2014	1	0.4	1	0.4	18	7.3	95	38.3	133	53.6	248	1,541,500	1,617,692
Year-to-date 2013	0	0.0	0	0.0	10	6.5	59	38.3	85	55.2	154	1,548,000	1,665,571

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
July 2014	2	3.1	32	49.2	23	35.4	5	7.7	3	4.6	65	734,900	857,086
July 2013	4	7.0	20	35.1	22	38.6	8	14.0	3	5.3	57	769,900	932,526
Year-to-date 2014	34	6.8	208	41.9	193	38.8	41	8.2	21	4.2	497	765,000	842,378
Year-to-date 2013	69	13.9	174	35.0	186	37.4	38	7.6	30	6.0	497	759,000	872,604
University Endowment Lands													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Vancouver City													
July 2014	0	0.0	1	1.1	2	2.2	42	46.2	46	50.5	91	1,500,000	1,834,083
July 2013	0	0.0	0	0.0	3	5.6	19	35.2	32	59.3	54	1,729,500	1,914,771
Year-to-date 2014	0	0.0	5	0.8	11	1.8	185	30.7	402	66.7	603	2,035,000	2,378,507
Year-to-date 2013	0	0.0	1	0.3	21	5.3	161	40.6	214	53.9	397	1,603,000	1,977,859
West Vancouver													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
July 2013	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	4,515,000	4,520,917
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	59	100.0	59	3,388,000	3,759,109
Year-to-date 2013	1	1.6	0	0.0	0	0.0	2	3.2	59	95.2	62	3,980,000	4,019,152
White Rock													
July 2014	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
July 2013	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2014	0	0.0	0	0.0	3	13.0	7	30.4	13	56.5	23	1,600,000	1,678,638
Year-to-date 2013	0	0.0	0	0.0	2	7.1	17	60.7	9	32.1	28	1,424,500	1,516,179
Indian Reserves													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
July 2014	9	2.6	61	17.8	67	19.5	110	32.1	96	28.0	343	1,125,000	1,352,180
July 2013	27	9.9	35	12.8	56	20.4	68	24.8	88	32.1	274	1,117,500	1,413,660
Year-to-date 2014	117	5.0	368	15.9	458	19.8	616	26.6	759	32.7	2,318	1,182,000	1,495,865
Year-to-date 2013	217	11.4	295	15.6	447	23.6	452	23.8	485	25.6	1,896	995,500	1,325,324

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2014

Submarket	July 2014	July 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	1,584,895	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,239,759	1,102,064	12.5	1,276,402	1,183,321	7.9
Coquitlam	1,224,940	1,121,118	9.3	984,026	930,128	5.8
Delta	1,045,083	949,452	10.1	1,042,824	1,023,234	1.9
Langley City	--	--	n/a	--	--	n/a
Langley District	792,671	748,843	5.9	864,888	934,053	-7.4
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	614,264	472,625	30.0	631,117	552,232	14.3
New Westminster	952,250	--	n/a	929,757	812,573	14.4
North Vancouver City	--	--	n/a	1,549,485	--	n/a
North Vancouver DM	2,054,818	--	n/a	1,828,942	1,890,687	-3.3
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	860,217	--	n/a	820,270	855,044	-4.1
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,605,694	1,695,941	-5.3	1,617,692	1,665,571	-2.9
Surrey Total	857,086	932,526	-8.1	842,378	872,604	-3.5
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,834,083	1,914,771	-4.2	2,378,507	1,977,859	20.3
West Vancouver	--	4,520,917	n/a	3,759,109	4,019,152	-6.5
White Rock	--	--	n/a	1,678,638	1,516,179	10.7
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,352,180	1,413,660	-4.3	1,495,865	1,325,324	12.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
July 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,374	-14.5	2,002	5,258	4,608	43.4	748,651	-0.5	743,142
	February	1,822	-29.2	1,893	5,010	4,602	41.1	760,976	-5.6	734,622
	March	2,373	-18.7	2,060	5,024	4,550	45.3	759,340	-0.3	740,128
	April	2,666	-6.0	2,067	6,049	4,365	47.4	739,587	0.6	728,953
	May	2,937	1.4	2,247	5,841	4,241	53.0	772,569	5.4	749,885
	June	2,668	11.3	2,383	5,038	4,494	53.0	762,861	8.8	762,633
	July	2,986	39.9	2,631	5,021	4,656	56.5	757,338	13.5	777,916
	August	2,557	53.1	2,736	4,315	4,777	57.3	784,567	8.2	781,373
	September	2,524	64.3	2,816	5,143	4,662	60.4	786,522	8.8	793,586
	October	2,698	37.0	2,642	4,487	4,779	55.3	775,542	5.3	768,751
	November	2,390	37.9	2,708	3,347	5,288	51.2	774,932	13.6	802,735
	December	1,990	69.9	2,800	1,943	5,453	51.3	785,574	14.9	824,738
2014	January	1,804	31.3	2,693	5,498	4,832	55.7	812,536	8.5	806,506
	February	2,570	41.1	2,635	4,860	4,561	57.8	846,978	11.3	810,512
	March	2,697	13.7	2,290	5,445	4,511	50.8	801,543	5.6	785,525
	April	3,090	15.9	2,636	6,118	4,892	53.9	801,171	8.3	795,798
	May	3,331	13.4	2,745	6,111	4,739	57.9	814,418	5.4	795,336
	June	3,452	29.4	2,898	5,518	4,832	60.0	796,714	4.4	803,287
	July	3,111	4.2	2,672	5,115	4,823	55.4	805,061	6.3	824,352
	August									
	September									
	October									
	November									
	December									
	Q2 2013	8,271	0.0		16,928			758,807	0.0	
	Q2 2014	9,873	19.4		17,747			804,082	6.0	
	YTD 2013	16,826	-3.1		37,241			758,027	2.7	
	YTD 2014	20,055	19.2		38,665			810,150	6.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2014

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24	96.4	119.5	1,292	6.2	65.0	891
	March	581	3.14	4.99	96.3	120.3	1,294	5.9	64.8	887
	April	570	3.14	4.79	96.0	120.7	1,294	5.7	64.6	881
	May	570	3.14	4.79	95.8	121.2	1,300	5.5	64.6	879
	June	570	3.14	4.79	95.7	121.4	1,302	5.6	64.6	884
	July	570	3.14	4.79		121.2	1,304	5.7	64.7	889
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2014		
Abbotsford-Mission CMA[1]	June 2014	July 2014
Trend[2]	522	563
SAAR	200	494
	July 2013	July 2014
Actual		
July - Single-Detached	18	26
July - Multiples	8	21
July - Total	26	47
January to July - Single-Detached	102	122
January to July - Multiples	324	181
January to July - Total	426	303

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2014	21	0	0	0	19	0	5	2	47
July 2013	15	0	0	0	0	0	3	8	26
% Change	40.0	n/a	n/a	n/a	n/a	n/a	66.7	-75.0	80.8
Year-to-date 2014	109	0	0	0	19	146	13	16	303
Year-to-date 2013	99	0	0	0	71	0	3	253	426
% Change	10.1	n/a	n/a	n/a	-73.2	n/a	**	-93.7	-28.9
UNDER CONSTRUCTION									
July 2014	140	0	0	0	41	338	14	22	555
July 2013	132	0	0	0	98	0	3	261	494
% Change	6.1	n/a	n/a	n/a	-58.2	n/a	**	-91.6	12.3
COMPLETIONS									
July 2014	10	0	0	0	4	0	1	103	118
July 2013	11	0	0	0	8	0	0	0	19
% Change	-9.1	n/a	n/a	n/a	-50.0	n/a	n/a	n/a	**
Year-to-date 2014	105	0	0	0	45	0	12	247	409
Year-to-date 2013	99	0	0	0	56	0	3	41	199
% Change	6.1	n/a	n/a	n/a	-19.6	n/a	**	**	105.5
COMPLETED & NOT ABSORBED									
July 2014	50	0	0	0	65	0	n/a	n/a	115
July 2013	79	1	0	0	73	20	n/a	n/a	173
% Change	-36.7	-100.0	n/a	n/a	-11.0	-100.0	n/a	n/a	-33.5
ABSORBED									
July 2014	11	0	0	0	14	0	n/a	n/a	25
July 2013	17	0	0	0	2	3	n/a	n/a	22
% Change	-35.3	n/a	n/a	n/a	**	-100.0	n/a	n/a	13.6
Year-to-date 2014	122	1	0	0	66	10	n/a	n/a	199
Year-to-date 2013	136	3	6	0	26	9	n/a	n/a	180
% Change	-10.3	-66.7	-100.0	n/a	153.8	11.1	n/a	n/a	10.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
July 2014	11	0	0	0	19	0	1	2	33
July 2013	13	0	0	0	0	0	2	8	23
Mission DM									
July 2014	10	0	0	0	0	0	4	0	14
July 2013	2	0	0	0	0	0	1	0	3
Indian Reserves									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2014	21	0	0	0	19	0	5	2	47
July 2013	15	0	0	0	0	0	3	8	26
UNDER CONSTRUCTION									
Abbotsford City									
July 2014	75	0	0	0	41	296	3	22	437
July 2013	98	0	0	0	98	0	2	261	459
Mission DM									
July 2014	65	0	0	0	0	42	11	0	118
July 2013	34	0	0	0	0	0	1	0	35
Indian Reserves									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2014	140	0	0	0	41	338	14	22	555
July 2013	132	0	0	0	98	0	3	261	494
COMPLETIONS									
Abbotsford City									
July 2014	8	0	0	0	4	0	0	103	115
July 2013	4	0	0	0	8	0	0	0	12
Mission DM									
July 2014	2	0	0	0	0	0	1	0	3
July 2013	7	0	0	0	0	0	0	0	7
Indian Reserves									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2014	10	0	0	0	4	0	1	103	118
July 2013	11	0	0	0	8	0	0	0	19

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
July 2014	32	0	0	0	65	0	n/a	n/a	97
July 2013	52	0	0	0	73	20	n/a	n/a	145
Mission DM									
July 2014	18	0	0	0	0	0	n/a	n/a	18
July 2013	27	1	0	0	0	0	n/a	n/a	28
Indian Reserves									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
July 2014	50	0	0	0	65	0	n/a	n/a	115
July 2013	79	1	0	0	73	20	n/a	n/a	173
ABSORBED									
Abbotsford City									
July 2014	7	0	0	0	14	0	n/a	n/a	21
July 2013	11	0	0	0	2	3	n/a	n/a	16
Mission DM									
July 2014	4	0	0	0	0	0	n/a	n/a	4
July 2013	6	0	0	0	0	0	n/a	n/a	6
Indian Reserves									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
July 2014	11	0	0	0	14	0	n/a	n/a	25
July 2013	17	0	0	0	2	3	n/a	n/a	22

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Abbotsford City	12	15	0	0	19	0	2	8	33	23	43.5
Mission DM	14	3	0	0	0	0	0	0	14	3	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	26	18	0	0	19	0	2	8	47	26	80.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	60	71	0	0	19	71	162	253	241	395	-39.0
Mission DM	62	31	0	0	0	0	0	0	62	31	100.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	122	102	0	0	19	71	162	253	303	426	-28.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Abbotsford City	19	0	0	0	0	0	2	8
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	19	0	0	0	0	0	2	8

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	19	71	0	0	146	0	16	253
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	19	71	0	0	146	0	16	253

Table 2.4: Starts by Submarket and by Intended Market
July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Abbotsford City	11	13	19	0	3	10	33	23
Mission DM	10	2	0	0	4	1	14	3
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	21	15	19	0	7	11	47	26

Table 2.5: Starts by Submarket and by Intended Market
January - July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	58	69	165	71	18	255	241	395
Mission DM	51	30	0	0	11	1	62	31
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	109	99	165	71	29	256	303	426

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Abbotsford City	8	4	0	0	4	8	103	0	115	12	**
Mission DM	3	7	0	0	0	0	0	0	3	7	-57.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	11	11	0	0	4	8	103	0	118	19	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	73	64	0	0	45	56	247	41	365	161	126.7
Mission DM	44	38	0	0	0	0	0	0	44	38	15.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	117	102	0	0	45	56	247	41	409	199	105.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Abbotsford City	4	8	0	0	0	0	103	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	4	8	0	0	0	0	103	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	45	56	0	0	0	0	247	41
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	45	56	0	0	0	0	247	41

Table 3.4: Completions by Submarket and by Intended Market
July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Abbotsford City	8	4	4	8	103	0	115	12
Mission DM	2	7	0	0	1	0	3	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	10	11	4	8	104	0	118	19

Table 3.5: Completions by Submarket and by Intended Market
January - July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	65	64	45	56	255	41	365	161
Mission DM	40	35	0	0	4	3	44	38
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	105	99	45	56	259	44	409	199

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
July 2014	0	0.0	2	28.6	3	42.9	1	14.3	1	14.3	7	--	--
July 2013	0	0.0	1	9.1	5	45.5	4	36.4	1	9.1	11	649,900	652,555
Year-to-date 2014	1	1.4	13	17.6	38	51.4	7	9.5	15	20.3	74	613,400	646,858
Year-to-date 2013	7	7.3	24	25.0	41	42.7	16	16.7	8	8.3	96	608,400	613,205
Mission DM													
July 2014	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
July 2013	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2014	22	45.8	20	41.7	6	12.5	0	0.0	0	0.0	48	457,450	464,489
Year-to-date 2013	6	15.0	31	77.5	2	5.0	1	2.5	0	0.0	40	460,450	479,820
Indian Reserves													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
July 2014	2	18.2	4	36.4	3	27.3	1	9.1	1	9.1	11	519,900	620,227
July 2013	1	5.9	6	35.3	5	29.4	4	23.5	1	5.9	17	599,900	585,665
Year-to-date 2014	23	18.9	33	27.0	44	36.1	7	5.7	15	12.3	122	565,400	575,106
Year-to-date 2013	13	9.6	55	40.4	43	31.6	17	12.5	8	5.9	136	554,530	573,974

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2014

Submarket	July 2014	July 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	--	652,555	n/a	646,858	613,205	5.5
Mission DM	--	--	n/a	464,489	479,820	-3.2
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	620,227	585,665	5.9	575,106	573,974	0.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley July 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	576	-23.1	895	2,378	2,174	41.2	434,876	-7.4	458,261
	February	867	-27.4	949	2,224	2,169	43.8	470,600	-6.7	472,525
	March	1,039	-21.3	1,002	2,439	2,117	47.3	483,157	1.8	479,609
	April	1,276	-6.4	988	2,665	2,117	46.7	495,670	-1.1	478,113
	May	1,292	-14.5	1,011	2,855	2,201	45.9	499,852	3.1	485,188
	June	1,258	-9.4	1,059	2,298	2,156	49.1	499,672	-0.8	480,580
	July	1,382	3.8	1,114	2,455	2,134	52.2	500,668	4.4	494,272
	August	1,209	20.1	1,190	2,104	2,237	53.2	482,006	-0.2	481,400
	September	1,078	36.3	1,201	2,154	2,125	56.5	491,766	-0.7	490,222
	October	1,183	20.2	1,188	1,993	2,024	58.7	488,209	2.5	494,046
	November	920	9.5	1,121	1,523	2,309	48.5	519,967	17.6	540,560
	December	815	35.4	1,177	876	2,201	53.5	485,956	6.0	497,623
2014	January	729	26.6	1,143	2,376	2,252	50.8	491,415	13.0	519,788
	February	1,044	20.4	1,134	2,351	2,275	49.8	524,435	11.4	519,394
	March	1,195	15.0	1,074	2,524	2,261	47.5	505,698	4.7	502,163
	April	1,396	9.4	1,196	2,877	2,242	53.3	504,550	1.8	492,513
	May	1,546	19.7	1,257	2,903	2,303	54.6	536,186	7.3	516,405
	June	1,598	27.0	1,236	2,677	2,324	53.2	516,798	3.4	500,110
	July	1,526	10.4	1,221	2,377	2,155	56.7	503,722	0.6	498,766
	August									
	September									
	October									
	November									
	December									
	Q2 2013	3,826	-10.3		7,818			498,398	0.5	
	Q2 2014	4,540	18.7		8,457			519,634	4.3	
	YTD 2013	7,690	-13.2		17,314			488,855	-0.1	
	YTD 2014	9,034	17.5		18,085			513,380	5.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
July 2014

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24	95.0	118.0	92	8.5	67.5	808
	March	581	3.14	4.99	94.9	118.6	91	8.2	66.9	811
	April	570	3.14	4.79	94.6	119.0	93	7.8	67.7	805
	May	570	3.14	4.79	94.4	119.7	93	7.5	67.6	800
	June	570	3.14	4.79	94.3	119.8	92	7.6	66.9	805
	July	570	3.14	4.79		119.6	90	8.1	65.9	820
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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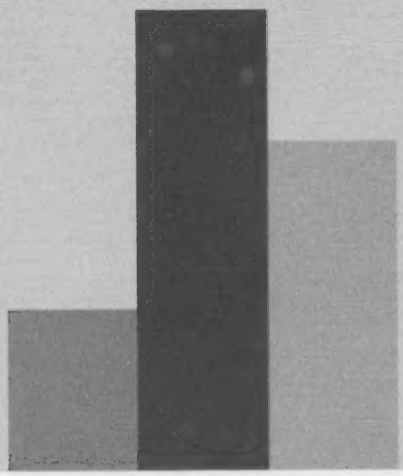

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